

AGENDA

SPECIAL MEETING BOARD OF MAYOR AND ALDERMEN (PUBLIC HEARING)

August 21, 2006

**6:00 PM
Aldermanic Chambers
City Hall (3rd Floor)**

1. Mayor Guinta calls the meeting to order.
2. Mayor Guinta calls for the Pledge of Allegiance.

A moment of silent prayer is observed.
3. The Clerk calls the roll.
4. Mayor Guinta advises that the purpose of the special meeting is to hear those wishing to speak in favor of or in opposition to proposing Zoning Ordinances and Building Code changes; that the Clerk will present the proposed Zoning Ordinance changes followed by the Building Code changes for discussion at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record, that each person will be given only one opportunity to speak; and any questions must be directed to the Chair.
5. The Clerk presents the first proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by establishing the Lake Massabesic Protection Overlay District (LMPOD) to protect the Lake Massabesic drinking water supply in the City of Manchester.”

6. Mayor Guinta requests Robert MacKenzie, Director of Planning, and Thomas Bowen, Manchester Water Works Director, make presentations.
7. Mayor Guinta calls for those wishing to speak in favor.
8. Mayor Guinta calls for those wishing to speak in opposition.
9. The Clerk presents the second proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by establishing the Manchester Landfill Groundwater Management Zone (ML-GMZ) Overlay district to monitor groundwater quality in the vicinity of Dunbarton Road and Front Street.”
10. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.
11. Mayor Guinta calls for those wishing to speak in favor.
12. Mayor Guinta calls for those wishing to speak in opposition.
13. The Clerk presents the third proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by revising the CV (Conservation) zoning district boundary along the Piscataquog River.”
14. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.
15. Mayor Guinta calls for those wishing to speak in favor.
16. Mayor Guinta calls for those wishing to speak in opposition.

17. The Clerk presents the remaining proposed Zoning Ordinance changes:

“Amending the Zoning Ordinance of the City of Manchester by changing the expiration period of variances, special exceptions, and conditional use permits in Article 15.03 to be consistent with the expiration period in Article 14.02.”

“Amending the Zoning Ordinance of the City of Manchester by inserting additional language into Article 6.10 Special Lot sizes in the R-2 District for clarification and consistency with the original intent of the special lot sizes in this district.”

“Amending the Zoning Ordinance of the City of Manchester by adding language to Article 10.09B 2 regarding the use of front yard areas for parking in residential districts.”

“Amending the Zoning Ordinance of the City of Manchester by adding language to 5.11 Table of Accessory Uses regarding the storage of unregistered automobiles.”

“Amending the Zoning Ordinance of the City of Manchester by revising the definition of Lot Width in Article 3.03 Definition of Terms.”

“Amending the Zoning Ordinance of the City of Manchester by adding language to Article 9.07 to restrict the location of electronic message boards and flashing signs.”

“Amending the Zoning Ordinance of the City of Manchester by adding language to Article 10.06(C) regarding required loading spaces.”

Design Guidelines for the Arena Overlay District.

(Note: technically not part of Ordinances but submitted for Board consideration.

18. Mayor Guinta requests Robert MacKenzie, Director of Planning, make a presentation.
19. Mayor Guinta calls for those wishing to speak in favor.
20. Mayor Guinta calls for those wishing to speak in opposition.

21. The Clerk presents the proposed Building Code changes:

“Amending the Building Code of the City of Manchester as adopted in Section 151.01 of the City of Manchester Code of Ordinances by repealing the 1999 National Electrical Code and adopting the 2005 edition of the National Electrical Code; by repealing the 1993 BOCA National Plumbing Code and adopting the 2000 edition of the International Plumbing Code as amended by the State of NH Board of Licensing and Regulation of Plumbers and with further amendments contained herein; and by adopting new permit fees.”

“Amending Chapter 1 Administration of the Building Code of the City of Manchester providing for increased fees.”

“Amending Chapter 150 Housing Code, Subsection 150.114 and Chapter 155 Zoning Code, Subsection 155.02 of the Code of Ordinances of the City of Manchester providing for increased fees.”

(Note: additional information provided by the Deputy Building Commissioner dated 08/15/2006 enclosed herein.)

22. Mayor Guinta requests Leon LaFreniere, Commissioner of Buildings, make a presentation.
23. Mayor Guinta calls for those wishing to speak in favor.
24. Mayor Guinta calls for those wishing to speak in opposition.
25. Mayor Guinta advises that all wishing to speak having been heard, the testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.
26. Mayor Guinta advises that this being a special meeting of the Board, no further business can be presented and a motion to adjourn would be in order.

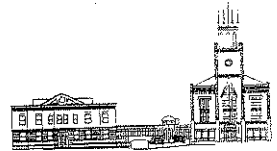


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

June 28, 2006

Mr. Leo Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

July 11, 2006.
In Board of Mayor and Aldermen.

On motion of Alderman DeVries, duly seconded by Alderman Garrity, it was voted to remove Lookback Provisions #1 and #2, refer the remainder to the Committee on Bills on Second Reading and to a Public Hearing to be held on Monday, August 21, 2006 at 6 PM in the Aldermanic Chambers of City Hall.

Re: *Proposed Zoning Changes*

L.R. Bernier
City Clerk

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, please find the following proposed changes to the Zoning Ordinance. These changes include: Lookback provisions (those that the Board had asked us to revisit when the full ordinance was passed), and additional changes proposed by various Departments of the City. We believe that the ordinances are correct from a technical standpoint and may proceed to a public hearing at the Board's discretion.

Lookback Provisions:

- 1) Rezoning on South Willow Street from R-1B(PO) to B-2 District in the vicinity of Doris Street, Laxson Avenue and Seames Drive;
- 2) Rezoning on South Willow Street from R-1B to B-2 in the vicinity South Lincoln Street and Parkview Street;

Other changes by staff:

- 3) Correcting the zoning district line for the CV (conservation) district in the area of the Piscataquog River Park (Building and Planning);
- 4) Creation of a new "Landfill Ground Water Management Zone" in the vicinity of Dunbarton Road and Front Street (Public Works);
- 5) Creation of a new Lake Massabesic Protection Overlay District in the eastern part of the City (Manchester Water Works);
- 6) Revision to loading zones (Planning);
- 7) Locations for electronic message boards (Planning);
- 8) Revision to Definitions (Building);
- 9) Revision to Table of Accessory Uses (Building);
- 10) Revision to Front Yard parking (Building and Planning);
- 11) Revision to Special Lot Sizes in the R-2 district (Building);

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

- 12) Clarification of expiration dates of variances, special exceptions and conditional use permits (Building and Planning); and
- 13) Design Guidelines for the Arena Overlay District (Planning)[Note: this is not technically part of the Zoning Ordinance. The Ordinance does require the preparation of these guidelines and after consultation with the City Solicitor, it was felt that the guidelines should go to hearing and be approved by the Board).

Consistent with the policy for rezoning petitions, the planning staff is providing a copy of the petition to the Planning Board, the Building Department and the Office of the City Solicitor for comment.

I will be available for any questions that the Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert S. MacKenzie", with a large, stylized initial "R" and a horizontal line extending to the right.

Robert S. MacKenzie, AICP
Planning Director

C: Planning Board
 Office of the City Solicitor
 Building Department
 Economic Development Office

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by establishing the Lake Massabesic Protection Overlay District (LMPOD) to protect the Lake Massabesic drinking water supply in the City of Manchester."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION 1. Amending the Zoning Ordinance of the City of Manchester by establishing the Lake Massabesic Protection Overlay District (LMPOD) to protect the Lake Massabesic drinking water supply in the City of Manchester.

SECTION II. Article 4.01 B Overlay Districts

Article 4.01(B) 10 Lake Massabesic Protection Overlay District (LMPOD)

The purpose of this overlay district is to protect the Lake Massabesic drinking water supply to the City of Manchester.

SECTION III. Article 4.02 Official Zoning Maps

4.02 (A) "... the Historic Districts Overlay districts, the Arena Overlay District, the Manchester Landfill Groundwater Management Zone Overlay District, and the Lake Massabesic Protection Overlay District."

SECTION IV. Article 7 Special District-Wide Regulations

7.11 Lake Massabesic Protection Overlay District (LMPOD)

A. Authority for the Lake Massabesic Protection Overlay District

The Lake Massabesic Protection Overlay District is adopted pursuant to Section 1.03, Authority, of this Ordinance, and in accordance with the provisions of RSA 674:21, Innovative Land Use Controls.

B. Establishment of the Lake Massabesic Protection Overlay District

The Lake Massabesic Protection Overlay District includes the entire Lake Massabesic watershed located in Manchester. This area is called out to avoid impacts that may affect the drinking water supply over the long term, addressing such issues as stormwater contamination, imperviousness, steep slope disturbance and other land use activities that could potentially be a nonpoint source water quality issue or diminish surface water recharge. EPA Phase II Stormwater Regulation criteria applies to all development creating disturbance to land in the Lake Massabesic Protection Zone.

C. Prohibitions within the Lake Massabesic Protection Overlay District

1. Regardless of the underlying zone, the following land uses, as listed in Article 5.10 Table of Principal Uses and Table 5.11 Table of Accessory Uses are deemed incompatible with the intent of and prohibited in the Lake Massabesic Protection Overlay District:

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by establishing the Lake Massabesic Protection Overlay District (LMPD) to protect the Lake Massabesic drinking water supply in the City of Manchester."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

Use No.	Use	Critical	See Section 7.11
C.2	Building contractor yards	X	Outdoor storage
D.1	Primary manufacturing ind.	X	If unsewered
D.2	Other manufacturing fabrication	X	If unsewered
D.3	Materials research and testing	X	If unsewered
D.6	Research and Development	X	
E.1	Taxi, bus, rail terminal	X	
E.4	Truck or rail terminal	X	
E.5	Bulk fuel storage for distribution	X	
E.6	Airports, air terminals	X	
E.11	Solid waste / resource recovery	X	
H-6.1	Domestic laundry and cleaning	X	If unsewered
H-6.8	Ind. launderers, dyers	X	If unsewered
I.1	Sales or rental of motor vehicles	X	
I.2	Sales, rental, repair of boats, etc	X	
I.3	Sales, rental, repair of heavy eq.	X	
I.4	Automotive repair	X	
I.5	Automotive service station	X	
I.6	Carwashes and car care centers	X	
M.2	Accessory outside storage ind	X	
M.3	Accessory manufacturing use	X	

2. In addition, the following restrictions and/or prohibitions of land uses apply within 50 feet of waterways or wetlands in the Lake Massabesic Protection Overlay District: No impervious surfaces (driveways, parking lots, roads, etc.) or septic systems.

D. Additional Restrictive Policies Pertaining to the Lake Massabesic Protection Overlay District.
In addition to the restrictions listed in this LMPD, the District is also subject to criteria and guidelines contained in the following documents on file in the City:

- City Stormwater Ordinance (and any subsequent revisions) - Highway Department
- City Stormwater Rules and Regulations (and any subsequent revisions) - Highway Dept.
- Subdivision and Site Plan Regulations (and any subsequent revisions) - Planning Department

SECTION V. Resolve this ordinance shall take effect upon passage.

City of Manchester New Hampshire

In the year Two Thousand and Six

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AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by establishing the Manchester Landfill Groundwater Management Zone (ML-GMZ) Overlay district to monitor groundwater quality in the vicinity of Dunbarton Road and Front Street."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION 1. Amending the Zoning Ordinance of the City of Manchester by establishing the Manchester Landfill Groundwater Management Zone (ML-GMZ) Overlay District to monitor groundwater quality in the vicinity of Dunbarton Road and Front Street.

SECTION II. Article 3.03 Definition of Terms

Groundwater: Subsurface water that occurs beneath the water table in soils and geologic formations.

Groundwater Management Zone: Designated by the State through permit process as a component of the remediation of contaminated groundwater. The State shall issue permits or other similar controls for such zones that establish a time period and process for the remediation of the groundwater.

SECTION III. Article 4.01 B Overlay Districts

4.01 B. 9 Manchester Landfill Groundwater Management Zone (ML-GMZ)

The purpose of this overlay district is to protect public health by restricting groundwater use. The groundwater quality is being monitored under a permit issued by New Hampshire Department of Environmental Services (NHDES). Pumping of groundwater from any well, trench, or other structure for residential, irrigation, agricultural, or industrial purpose is prohibited, unless it is for the specific purpose of pumping groundwater out of a sump to keep a cellar from flooding. The extent of the District shall be as referenced by NHDES Permit as the Manchester Landfill Groundwater Management Zone.

SECTION IV. Article 4.02 Official Zoning Maps

4.02.A "....In addition to the base districts, the map includes the *Residential-Professional Office (R-PO) Overlay districts* and the *Historic Districts Overlay districts*, the *Arena Overlay district*, and the *Manchester Landfill-Groundwater Management Zone (ML-GMZ) Overlay district*. The Airport Navigational...."

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City of Manchester New Hampshire

In the year Two Thousand and

Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by establishing the Manchester Landfill Groundwater Management Zone (ML-GMZ) Overlay district to monitor groundwater quality in the vicinity of Dunbarton Road and Front Street."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION V. Article 7 Special District-Wide Regulations

7.10 Manchester Landfill Groundwater Management Zone (ML-GMZ)

A. Authority for the ML-GMZ Overlay

The Manchester Landfill Groundwater Management Zone is adopted pursuant to Section 1.03, Authority, of this Ordinance, and in accordance with the provisions of RSA 674:21, Innovative Land Use Controls. Monitoring wells and surface water sampling stations constitute remediation activities and ML-GMZ Overlay district is considered to be an innovative land use control as environmental characteristics zoning.

B. Establishment of the ML-GMZ Overlay

The Manchester Landfill Groundwater Management Zone Overlay is established in accordance with, and for the purposes so stated in Section 4.01, Establishment and Purpose of Districts, of this Ordinance. It encompasses lands in NHDES Manchester Landfill Groundwater Management Zone Permit as indicated on the Overlay Map Manchester Landfill Groundwater Management Zone adopted pursuant to Section 4.02 (A) Official Zoning Base District Map, of this Ordinance.

The Manchester Landfill Groundwater Management Zone Overlay Map displays those parcels effected by groundwater contamination by virtue of lying downgradient of the City landfill. Withdrawal of groundwater from this area is prohibited (see Article 4.01 B.9) in the interest of public health, safety, and general welfare. The area contains monitoring wells and surface water sampling stations that survey the remediation of degraded groundwater supplies. The extent of the area is referenced by NHDES Permit.

C. Uses Prohibited within the ML-GMZ Overlay

Pumping of groundwater from any well, trench, sump, or other structure for residential, irrigation, agricultural, or industrial purpose is prohibited, unless it is for the specific purpose of pumping groundwater out of a sump to keep a cellar from flooding.

SECTION VI. Resolve this ordinance shall take effect upon passage.

City of Manchester New Hampshire

In the year Two Thousand and Six

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AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by revising the CV (Conservation) zoning district boundary along the Piscataquog River."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by revising the CV (Conservation) zoning district boundary along the Piscataquog River to include the following Tax Maps/Lots: 693/40B; 647/1; 647/2; 647/3; 647/4; 694/1; 701/42; 701/43; 701/44; 700/52; 648/5; 648/6; 648/7; 648/8; 648/12; 648/14; 648/58; 646/14; 646/23; 699/47; 699/54; 568/1; 736/5A; 736/7A; 736/8; 736/8A; 525/21; 525/21A; 526/2; 526/5A; and 632/35.

SECTION II.) Resolve this Ordinance shall take effect upon passage.

17

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by changing the expiration period of variances, special exceptions, and conditional use permits in Article 15.03 to be consistent with the expiration period in Article 14.02."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by amending Article 15, Section 15.03B. Special Exceptions, Variances, and Conditional Use permits by removing the expiration date of *two (2) years* and inserting *one (1) year* in its place.

SECTION II.) Resolve this ordinance shall take effect upon passage.

City of Manchester
New Hampshire

In the year Two Thousand and Six

17

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by inserting additional language into Article 6.10 Special Lot sizes in the R-2 District for clarification and consistency with the original intent of the special lot sizes in this district."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by inserting additional language into Article 6.10 Special Lot sizes in the R-2 District, so that the first sentence reads:
"Within the R-2 District, *both vacant and developed* lots (*which contain otherwise conforming uses and structures*) created prior to May 19, 1987 of at least 5,000 square feet in area and a lot width of at least 50 feet shall be considered conforming and shall not be subject to consolidation provisions of this ordinance."

SECTION II.) Resolve this Ordinance shall take effect upon passage.

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City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by adding language to Article 10.09B 2 regarding the use of front yard areas for parking in residential districts."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by adding a second sentence to Article 10.09B.2 Front yard that reads: "*One additional parking space may be provided within a paved area adjacent to a driveway, provided that the additional space is outside the required minimum front yard setback.*"

SECTION II.) Resolve this Ordinance shall take effect upon passage.

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

“Amending the Zoning Ordinance of the City of Manchester by adding language to 5.11 Table of Accessory Uses regarding the storage of unregistered automobiles.”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by adding language to 5.11 K2 of the Table of Accessory Uses so that it reads: “Accessory storage of one trailer, one unregistered *or otherwise non-roadworthy* automobile or one boat.”

SECTION II.) Resolve that this Ordinance shall take effect upon passage.

17

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by revising the definition of Lot Width in Article 3.03 Definition of Terms."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by revising the definition of Lot Width in Article 3.03 Definition of Terms, so that it reads: "*The shortest horizontal distance between the side lot lines.*"

SECTION II.) Resolve this Ordinance shall take effect upon passage.

City of Manchester New Hampshire

In the year Two Thousand and Six

17

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by adding language to Article 9.07 to restrict the location of electronic message boards and flashing signs."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by adding a subsection 9.07(I.), which shall read: *"Electronic message board signs or flashing signs shall be limited to the B-2 zoning district."*

SECTION II.) Resolve this Ordinance shall take effect upon passage.

17

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by adding language to Article 10.06(C) regarding required loading spaces"

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION I.) Amending the Zoning Ordinance of the City of Manchester by adding language to Article 10.06(C) Loading Spaces such that the second sentence reads "Each loading space shall be a minimum of 12 feet in width and 50 feet in length, not including space for maneuvering, *unless waived by the Planning Board in conjunction with site plan or planned development review.*

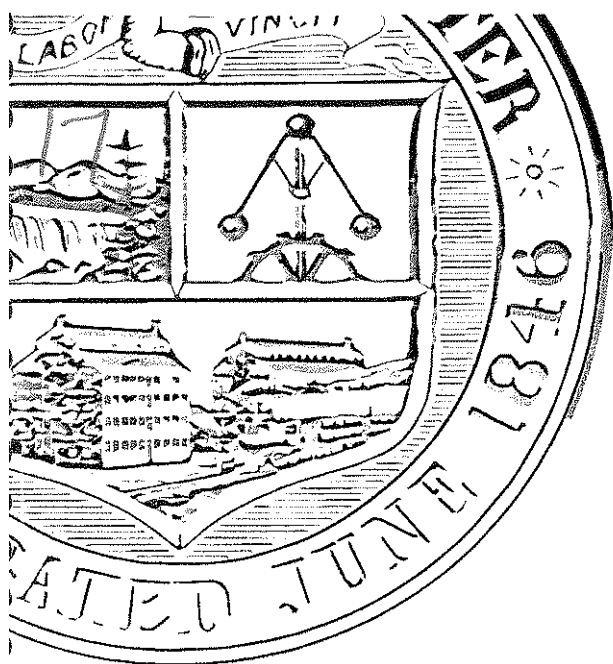
SECTION II.) Resolve this Ordinance shall take effect upon passage.



The Arena District Urban Design Guidelines



City of Manchester - Department of Planning & Community Development
May 2004



Arena District Design Guidelines

PREPARED BY:
City of Manchester
Department of Planning & Community Development

May 2004

With contributions from:

The City of Manchester:
Department of Parks & Recreation
Department of Building

The State of New Hampshire:
Department of Fish & Game
The Governor's Commission on Disability

Chris Connors
Student of Landscape Architecture

Peter Tennant, AIA
Tennant/Wallace Architects, AIA, PA

The New Hampshire Museum of History
Manchester Historical Society

Bob Smith, Marketing Consultant

Taylor Loop, Consultant

Eric Palson, AIA
Anthony Mento, Designer
Sheerr, McCrystal, Palson Architecture

Randy Knowles, ASLA
Knowles Design

Pellettier Associates, Inc., ASLA

Barry Brensinger, AIA
Laville Brensinger Architects

Martha Lyon, ASLA
Historic Landscape Preservationist

Anne Creuss, ASLA
T. F. Moran, Inc.

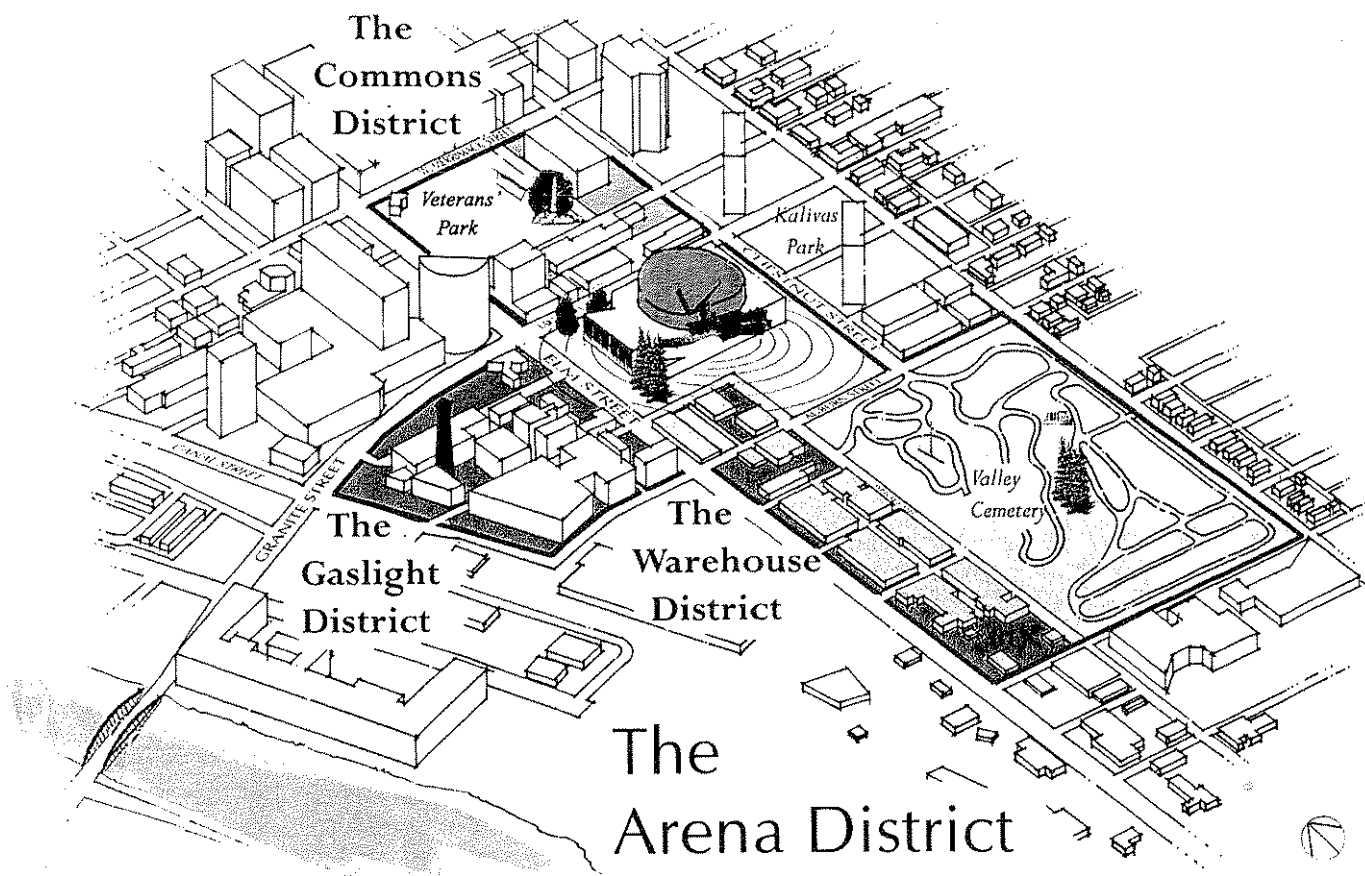
Rick Freed, Artist

Segway Corporation

The NH Segway Enthusiasts

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Purpose

The area surrounding the Verizon Wireless Arena is poised for long-term growth and improvement. The demonstrated success of the Arena to attract significant numbers of sports and entertainment customers to the area, coupled with the impending construction of a new baseball stadium and mixed-use development along the Merrimack River, will continue to enhance the image of this portion of the City. The Arena's success also has laid the groundwork for spin-off development throughout the Arena District. Planned transportation improvements in the area will also provide better accessibility for pedestrians and vehicles.

With ever-increasing numbers of visitors to these venues, the potential for a vibrant area of entertainment, nightlife, retail activity, services, restaurants, lodging and housing is strong. Future development must be a cooperative effort. The City of Manchester, private landowners and developers must take the right steps to ensure that the Arena District and its distinct neighborhoods achieve the greatest potential possible for residents and visitors.

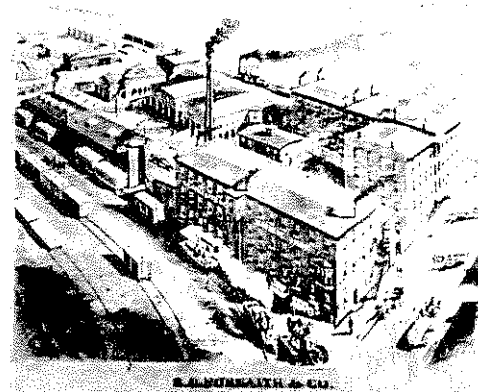
Three upgrades are critical to achieve this goal: 1. Making the area pedestrian friendly; 2. Creating a mixed-use environment with activities and services that are complimentary to the Arena and stadium; and 3. Upgrading the visual appeal and design quality of the adjacent neighborhoods. The City has adopted an Arena Overlay Zoning provision to help ensure that these improvement goals are met. As part of the provision, new developments and changes to existing sites and buildings must be submitted to the Planning and Community Development Department for design review.

The images presented in this document show examples of streetscape and architectural enhancements which can transform the Arena area into an enticing, visitor-friendly, and economically thriving environment. The accompanying Design Guidelines provide the framework for planning and design decisions. Planning and Community Development Department staff is available to review these guidelines prior to the submission of an application and development proposal.

Introduction

Historic Perspective

The Arena District was originally home to industrial neighborhoods supporting The Amoskeag Manufacturing Company. As business boomed during the late 1800's, and expansion space became unavailable on the Company's Mechanics' Row; machinists and pattern workers moved into The Gaslight District. With the coming of the railroad and Manchester Locomotive Works, the neighborhood continued to grow. The Warehouse District evolved as many storage facilities were built on either side of expanded tracks that extended down Manhattan Lane. Despite continual modifications over the years, many buildings, tracks and cobblestone streets still exist in both neighborhoods today. The Commons District is located to the north, with Veterans Park at its center. The Park, formerly known as Merrimack Commons, was part of a series of parks created by the Amoskeag Manufacturing Company as part of its original master plan for the City. For over 150 years, a variety of restaurants, shops and hotels have ringed this neighborhood due to its proximity to Elm Street, the City's main thoroughfare. With the growth of the Warehouse and the Gaslight Districts, the thriving Elm Street shopping corridor expanded southward. Late nineteenth century Sanborn maps document this with the addition of many new businesses and traditionally named blocks. The Blodgett & Young block, on the northwest corner of Elm and Depot Streets is the southernmost named block remaining on Elm Street today.

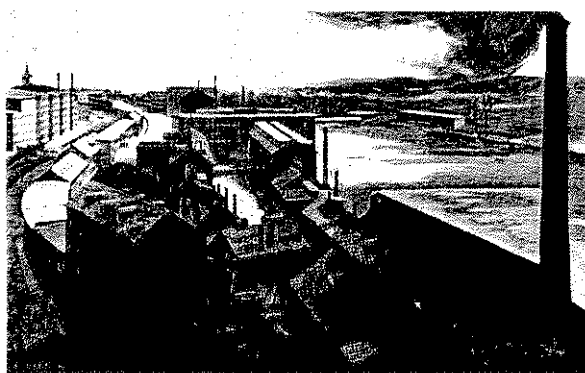


The corner of Canal and Depot Streets in the late 1800's.

Granite Street, a longtime gateway to the City, has a colorful history. Many times, its bridges were swept away by the Merrimack River and were subsequently rebuilt. Despite these interruptions, and its many iterations, the Granite Street bridge is said to have been responsible for the first settlements in West Manchester. The old building facades along Old Granite Street are representative of the earlier meat and produce shops that served Mill and City residents on their way home from work.

The Amoskeag District

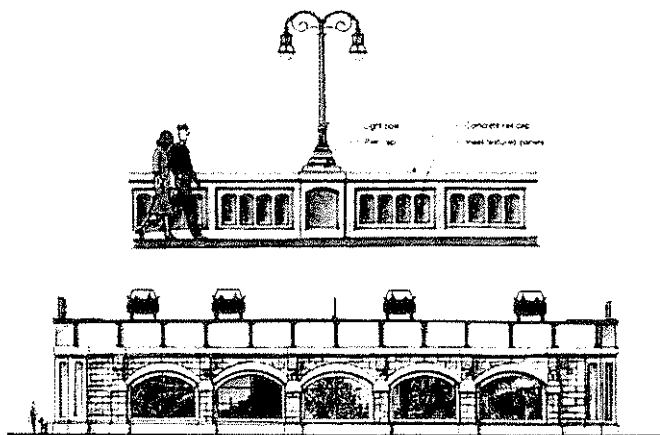
With its legacy of restored mill architecture, The District is representative of the company that dominated Manchester's economy until 1935. Sixty-four buildings were constructed here over a 75 year period from 1838-1915. At that time, they composed the largest gingham manufacturing industry in the world. In 1915, it was estimated that the Company produced 50 miles of cloth per hour.



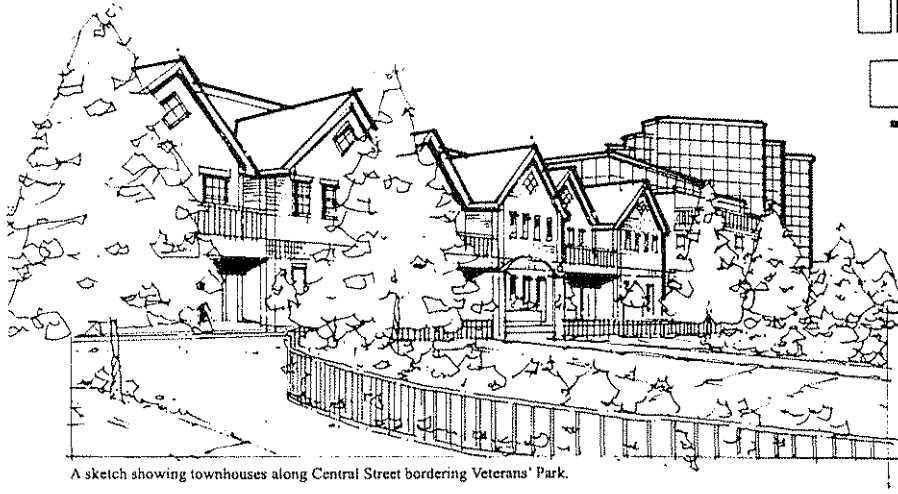
Machine Shops along the Lower Canal.

The Gateway Corridor

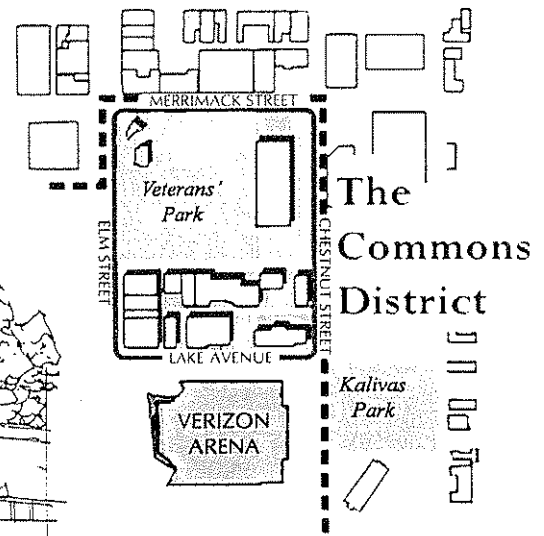
The newly designed Granite Street will improve pedestrian and vehicular access to the Arena District and the City itself. Details of the new design complement the architectural style and period of the historic Amoskeag District. Wide sidewalks on both sides of the street and bridge, better accommodate pedestrian passage. The pictures shown below depict some of the proposed features.



Views of proposed bridge sidewalks and art panel detailing beneath.



A sketch showing townhouses along Central Street bordering Veterans' Park.



The Commons

While some of the original turn-of-the-century fabric of the Commons District has been lost, many structures of historic significance remain. Despite architectural changes, similar types of retail, commercial, and service-oriented businesses continue to occupy the area. Veterans Park retains much of the elegance of its original design and is home to many activities throughout the year including a summer concert series, and "Art in the Park". The rich mixture of activity within the urban park setting makes this neighborhood an ideal location for future residential development.

Elm Street

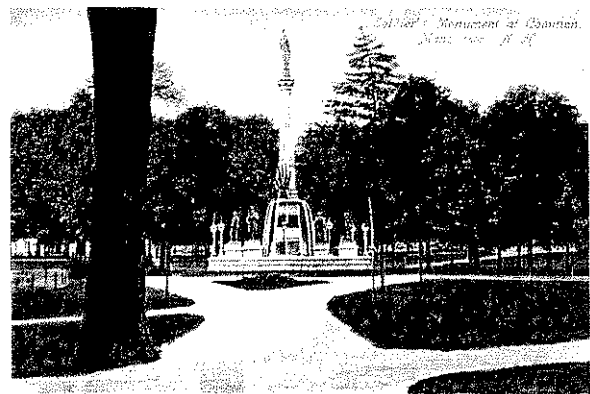
When the Amoskeag Manufacturing Company laid out its plan for the future City of Manchester in 1838, Elm Street was deemed its main thoroughfare; and has remained so ever since. Formidable businesses, and elegant residences along this wide street of stately blocks comprise this lively, ever-changing central corridor.

Veterans Memorial Park

Home of the City's Visitor Center and bordered by the Hillsborough County Court House, Veterans Park contains several memorials. Soldier's Monument, dedicated in 1879, was created by architect George Keller and three sculptors from New York City. It is the largest and most elaborate of the 'soldiers and sailors' style monuments in New Hampshire.



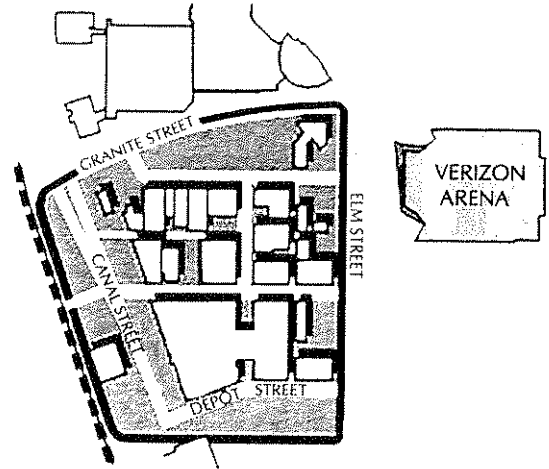
Elm Street in the early 1900s.



An old postcard shows Soldiers' Monument and the park's early landscape.



A possible design for Old Granite Street inspired by conceptual plans for the Arena.



The Gaslight District

The Gaslight District is located southeast of the Amoskeag Mills, north of the former People's Gas Light Co., and borders southern Elm Street, directly across from the Verizon Wireless Arena. Companies like S. C. Forsaith Machine Co.; Albion H. Lowell, makers of ornamental iron works; Palmer & Garmon, marble workers; and John B. Varick hardware were the original owners of the buildings in the district. This neighborhood provides an opportunity to create a memorable first impression of the City because of its proximity to the Arena, future baseball stadium and transportation facilities. To welcome visitors, the District should have a distinctive ambiance and provide the appropriate amenities for travelers, arena patrons, and baseball fans, while accommodating the needs of local businesses and residents.

Transportation Hub

The City of the future may need to accommodate light rail, a monorail, and trolleys, in addition to bicycles, Segways, scooters, rollerblades and more. Pictured right is an elevation drawing of the passenger station that was formerly located just southwest of the District near Singer Family Park.



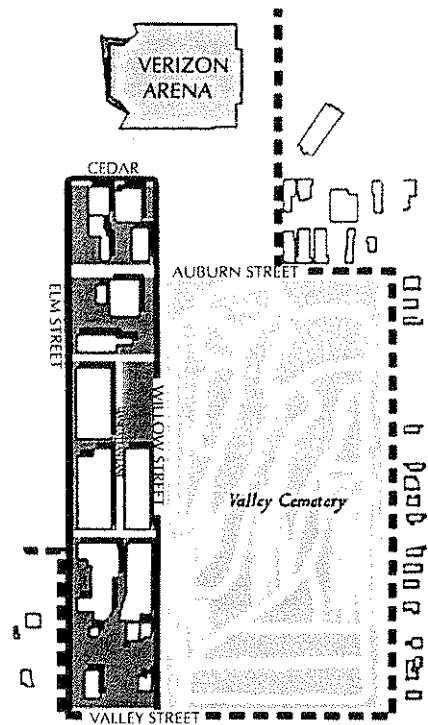
An elevation sketch of the former Boston & Maine Passenger Station.



An assemblage of the facades along Old Granite Street digitally renovated.



A vision of nightlife activity on Manhattan Lane by Sheerr, McCrystal, Palson Architecture, Inc..

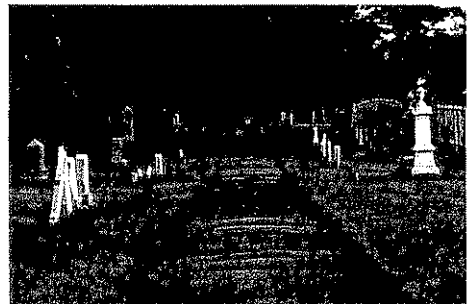


The Warehouse District

Turn-of-the-century warehouses with Elm Street frontage and elevated rear loading platforms along Manhattan Lane make the Warehouse District site architecturally unique. This neighborhood is destined to become an exciting place to live and shop, and a hot spot for dining and nightlife due to its immediate vicinity to the Arena, its proximity to downtown and the popular South Willow Street shopping corridor.

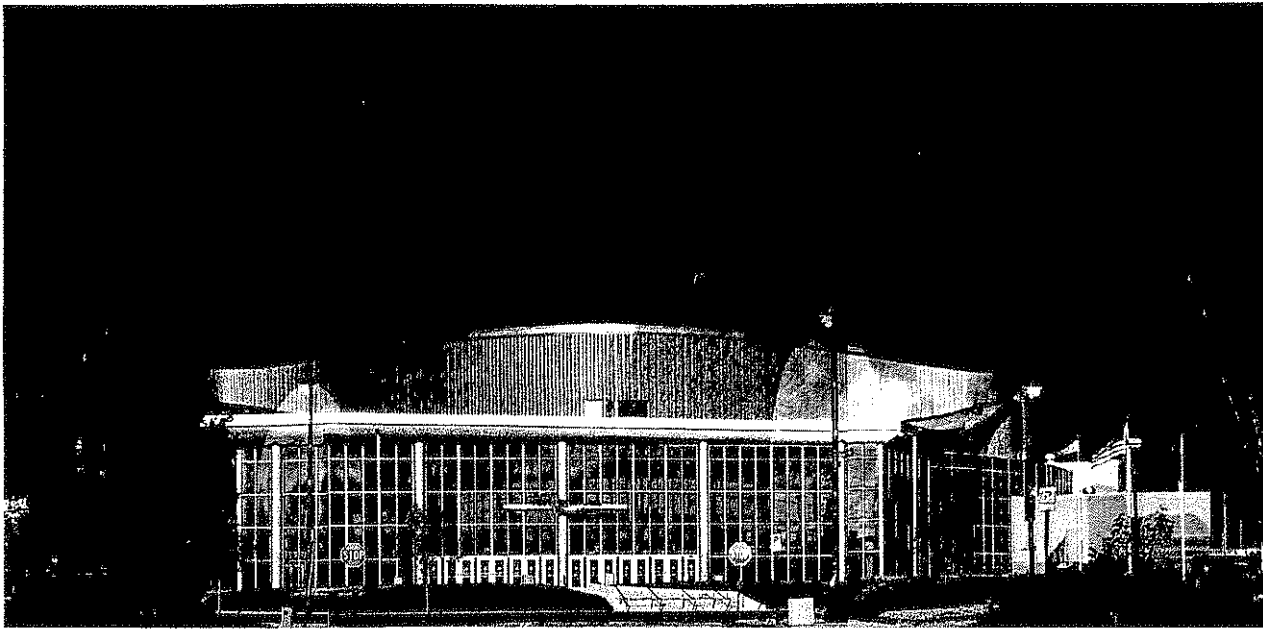
Valley Cemetery

Lying serenely along Willow Street, the District's eastern border, are 19.7 acres that trace 162 years of Manchester's history. A 'Rural Cemetery' style landscape, it features dramatic topography, magnificent old trees, and high style architecture. The Cemetery recently obtained state historic registry status, and is currently undergoing historic preservation. It is destined to become a popular green space for passive recreation and will provide valuable amenity to neighborhood businesses, residences and visitors.



A section of a facade on Manhattan Lane somewhat digitally restored to its original appearance with an expanded platform and steps.

17



A twilight view from Old Granite Street of the Verizon Wireless Arena, designed by Lavalle Brensinger Architects, Inc.

The Arena District Design Guidelines

The design guidelines described herein are intended to communicate the design intent for future development within the Arena District. They are also intended to be used for reference in evaluating designs for proposed residential and commercial properties. The overall goal of these guidelines is to ensure a cohesive approach to quality development that employs sound planning and design principles.

The guidelines are meant to be flexible, in order to encourage developers, property owners, property lessees, builders, designers and artists to propose innovative designs. For this reason the guidelines are qualitative statements rather than quantitative standards. Quantitative approval criteria has been avoided to allow for a unique approach to meet the overall intent and objective of each of the guidelines. All persons involved in design development within the Arena District are urged to consider the graphic images presented in this document as representative examples rather than final design solutions.

These design guidelines promote approaches that retain the distinctive character of the three neighborhoods within the Arena District. They encourage sensitive modification to existing buildings and the development of compatible designs for new construction that complement the overall experience of the Civic Center Area. The objective of these guidelines is to encourage the vitality and economic growth of the area by enhancing its physical appearance and image so that the District becomes a more desirable place to live, work, and visit. The process of design review helps ensure that new development, redevelopment, and remodeling takes place within a framework that promotes the visual integrity, identity and experience of the Arena Area District.

The Guidelines are organized numerically and presented in subtitled sections for easy reference. Each section begins with an introductory statement and is followed by the corresponding guidelines. Both the Endnotes and Sources chapters that follow the Guidelines provide additional resources. The appendix sections contain a glossary of terms, a copy of the arena district zoning overlay, and an application for the design review process.

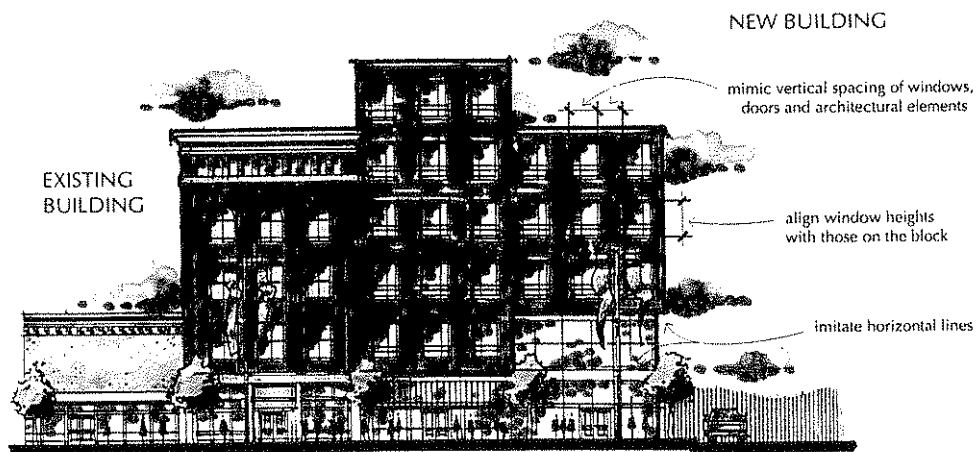
The process of design review begins with an application submitted to the Department of Planning and Community Development. The department will then have thirty (30) days to review the application and make recommendations to the Building Department.

Streetscape, Circulation & Access

The vitality of mixed-use neighborhoods is self-evident on its streets. The ambience provided by the physical characteristics, human scale and available amenities encourage residents to walk rather than drive, and invite visitors to explore, shop and use recreational facilities. An attractive, cohesively designed streetscape on a particular block creates more draw than the most well-designed, single storefront. Architecture, paving, landscape plantings, signage, lighting, and art clearly define and unify the public right-of-way and impart a distinct character to an urban area. Street furnishings add variety and identity to a particular theme, creating an unmistakable sense of place.

GENERAL

1. Create attractive, engaging and accommodating street corridors for pedestrians by providing generous storefront windows, highlighted entrances, overhead canopies, distant views, well-designed signage and ample site amenities.
2. Provide continuous pedestrian corridors throughout each block, neighborhood and District which interconnect and relate to adjacent neighborhoods and other site features.
3. Design and locate structures and on-site circulation systems appropriately in order to minimize conflicts between pedestrians and vehicles.
4. Reinforce and maintain the line of the storefront at the sidewalk edge. Infill development along streets should strengthen the relationship between structures and street, and create harmony within the site.
5. Orient the primary entrances of singular, freestanding commercial, residential and service-oriented structures toward the street where access is provided in order to achieve as much activity as possible along storefronts.
6. Maintain the existing height to width proportion of the street and mimic the established horizontal and vertical lines of the facades on the block. Align window heights of new structures with those of existing buildings.



7. Add diversity and visual interest to facades, shadows, and skylines by providing decorative roof and canopy elements, variations in structure heights, and effective lighting designs.
8. Preserve, restore and accent architectural elements and site details that reinforce the character of each neighborhood and build upon the City's historical stature.

9. Where appropriate, incorporate landscape elements to highlight, complement or provide transition for existing structures and architectural elements.

10. Provide continuity within the overall site and outlying areas. Avoid partitioning a site with high walls, fences, parking lots or other features that result in separating development from the neighborhood. Blend commercial development into the neighborhood.

11. Create attractive, well-designed paths of movement with coordinated systems of landscape design that relate to the character of each neighborhood and complement existing green spaces, adjacent neighborhoods, and outlying areas.

12. Provide continuity and establish design rhythm through the use of building materials, architectural details and plantings. See the photographs at the top of page 15.



A streetscape vision for Old Granite Street by Randy Knowles, Knowles Design.

SIDEWALKS & MATERIALS

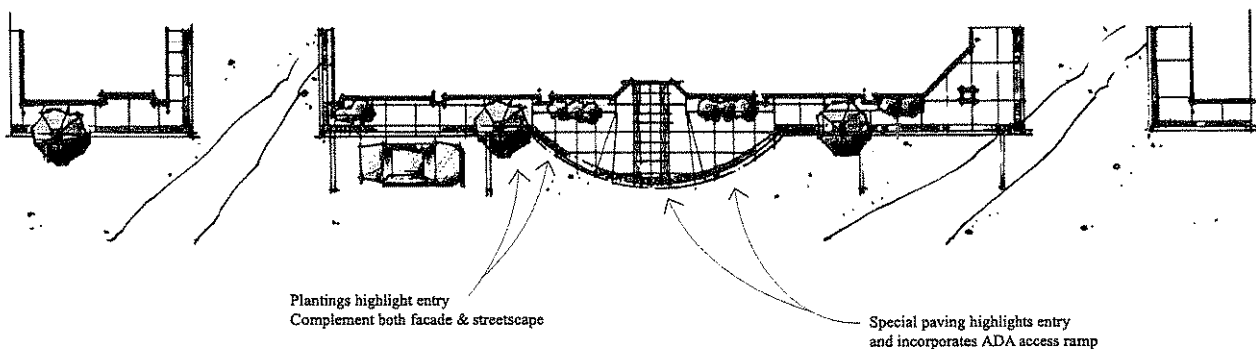
13. Promote pedestrian travel as a safe and comfortable alternative to vehicular travel by providing sidewalks of adequate width. A ten (10') foot wide corridor within a sidewalk width is considered standard to serve pedestrian needs.

14. Consider safety, durability and maintenance throughout the seasons when selecting materials for sidewalks.

15. Use detail and material variation in the pedestrian 'floor plane' to add interest to sidewalks, and to highlight entries, curb cuts and crosswalks.

16. Emphasize special use areas, such as courtyards, plazas, building entries and café seating areas with distinct paving materials.

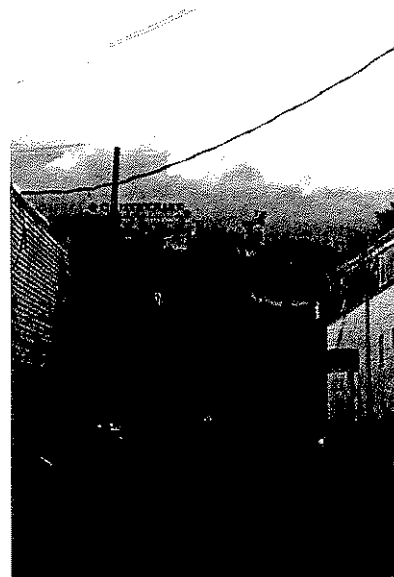
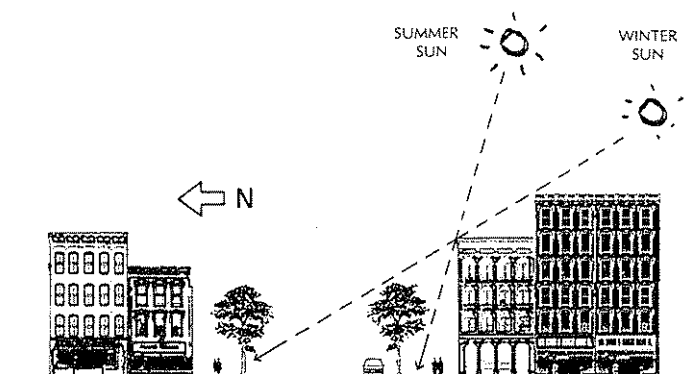
PLAN VIEW OF A STREET



PEDESTRIAN ACTIVE USE REQUIREMENT

17. Pedestrian access to and from adjacent residential and commercial developments is required. Adjacent developments are encouraged to link parking lots, parking structures, pedestrian corridors and access ways in order to encourage combined shopping trips, pedestrian activity and reduce the number of driveways.

Streetscape, Circulation & Access cont.



LOCATION & DESIGN OF UTILITIES

18. Place all utilities underground, including those on overhead service poles, to eliminate visual clutter and create a more attractive and safe pedestrian environment. (See also p. 30)

SUNLIGHT

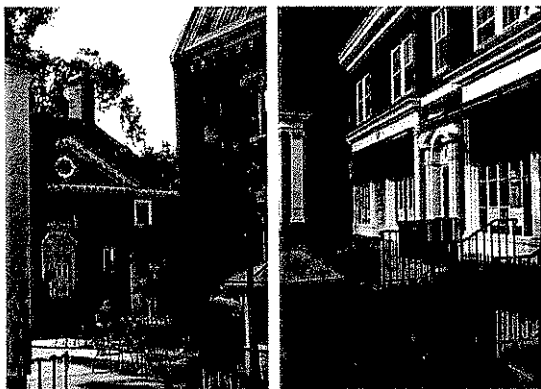
19. All development within the Arena District should allow generous sunlight access for existing and newly developed residential structures and pedestrian areas, including parks, sidewalks and courtyard spaces.

ADA ACCESS

20. Integrate ADA access into the design of the site and architecture, as opposed to such access appearing as an add-on feature. Access should be non-discriminatory by providing passage at the main entry or that entry that is closest to ADA parking spaces.



Before and after illustrations of Manhattan Lane looking toward Veterans Park showing how buried and relocated utility elements in combination with attractive human scale design greatly enhance the pedestrian environment. See also page 24.



Various ADA accessible ramps integrated into different architectural situations. Three ramps situated differently beside steps; one ramp serving as the sole access to a courtyard.

PARKING LOTS AND GARAGES

21. Orient garage doors away from the street. Whenever possible locate them at the rear of the lot where access can be provided by alleys.

22. Share parking between adjacent properties whenever practical to minimize the amount of paved surface area.

23. Separate parking areas from structures with elevated, paved pedestrian walkways. Screen and/or buffer such areas with substantial landscape plantings around the perimeter and interior in order to minimize the visual intrusion of such areas into the streetscape. Shield vehicles from pedestrian and residential view.

24. Break up high density parking areas with elevated areas of landscape plantings. Avoid large, monotonous areas of pavement.



Citizen's Bank parking garage is an excellent example of a well-designed parking facility. The structure, lighting, landscape and access actually add interest to the streetscape.

STREET FURNITURE AND SITE AMENITIES

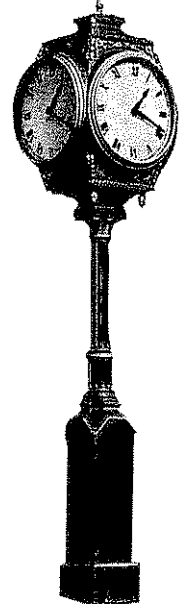
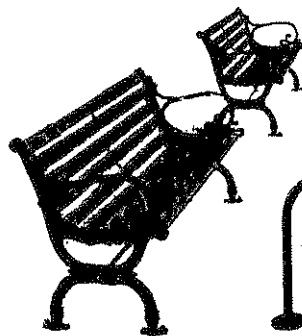
25. Provide energy and character to the streetscape and amenities to residents and visitors by incorporating seating along sidewalks and developing sidewalk cafes. Furniture should be located so as to complement the pedestrian corridor and not interfere or obstruct it.

26. Locate trash receptacles in convenient areas toward street corners and close to retail establishments that may generate the disposal of waste. They should be placed in areas where odor will not permeate pedestrian areas.

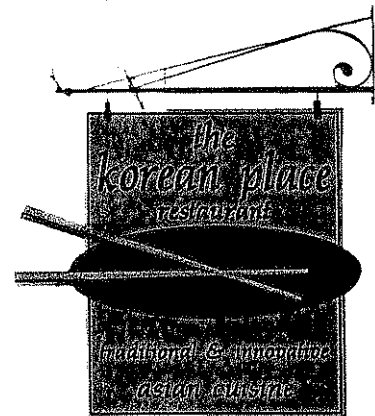
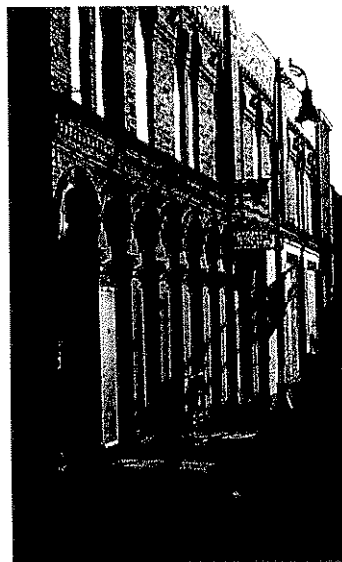
27. Use bollards, railings or plantings to create and define outdoor rooms and larger pedestrian zones.

28. Newspaper vending boxes should be located along the sidewalk's street edge and have an orderly and unified appearance.

29. Drinking fountains, directories, clocks, interpretive installations, public telephones, and multimodal parking elements can be incorporated in the streetscape design to provide additional amenities to residents and visitors.



Signage



An unknown UPI photographer's shot of the Pandora sign and a banner sign attached to an Amoskeag street light.

The character and placement of the signs create and reinforce a sense of place. Well- designed signage provides effective orientation, succinct information and clear direction in a consistent format to allow people to move through and around a place without confusion or delay. Signage designed collectively to fit the character of a neighborhood or block establishes a positive, uniform image and unifies a theme. Simplicity and quality are the key design objectives. A precise design concept for signage should accompany all development proposals within the Arena District.

GENERAL

30. Develop a hierarchy of signage, consistent in presentation information to guide vehicular traffic and pedestrians to their destinations.

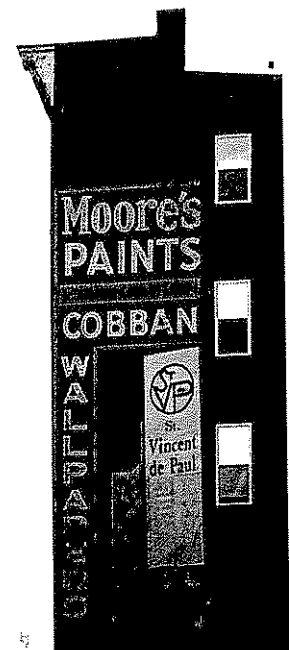
31. Provide an effective level of identification, information, and direction, in order to minimize the proliferation of signs.

PLACEMENT, SCALE & LEGIBILITY

32. Provisions for sign placement, sign scale in relationship with the building and site, and sign readability from primary viewpoints and all transportation methods should be considered. Larger and higher signs should be targeted for vehicular traffic and smaller, lower, more 'human scale' signs for pedestrian corridors.

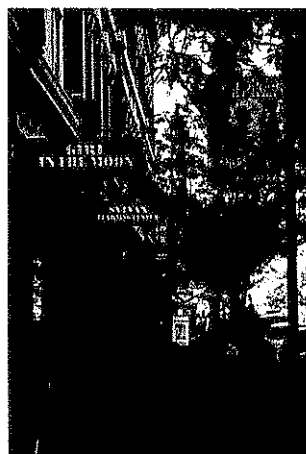
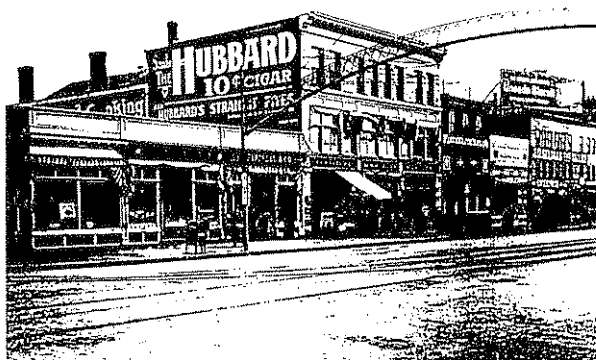
33. Integrate signs with the architectural style and landscape of the area where they will be located. Size, shape, height, and proportion should be compatible with the size and scale of the surrounding site. The best signage is a natural component of the building and site.

34. Avoid a large number of signs in a single area to eliminate clutter to the streetscape and view corridors. Signage should not compete with or obscure other features of the site.



35. Joint identification signage is encouraged. The number of free standing signs should be limited to one for each storefront. Such signs should not interfere, block, or create hazards in the pedestrian right-of-way.

36. Ensure readability through the effective use of graphics and typography. Limit the number of lettering styles, colors, and amount of information on signs in order to promote legibility.



An old Elm Street photo courtesy of Manchester Historical Society and examples of joint identification signage on the Opera Block and at the Palace Theatre.

37. Install signs in locations that maximize the use of existing lighting. Light sources specific to signage should be of minimal levels required for sufficient illumination and be directed, shielded or otherwise controlled to minimize glare and reduce light pollution. Internally lit, plastic box type signs are discouraged unless they are distinctive in design and enhance the character of the area.

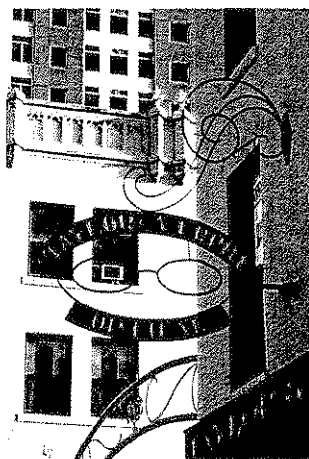
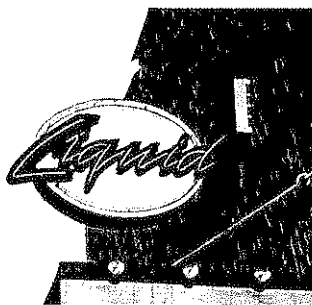
MATERIALS

38. The use of wood and metal materials for signs on appropriate buildings is encouraged for consistent character throughout the District and for continuity to adjacent Districts.

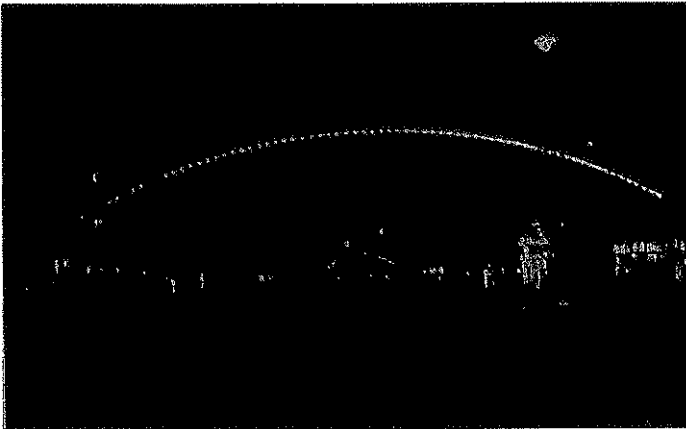
39. The use of well-designed neon and fiber optic signage should be strictly limited to locations where these such signs are appropriate to the building's architecture and site. Interior lit signs are discouraged.

40. Design signs so that minimal maintenance is required.

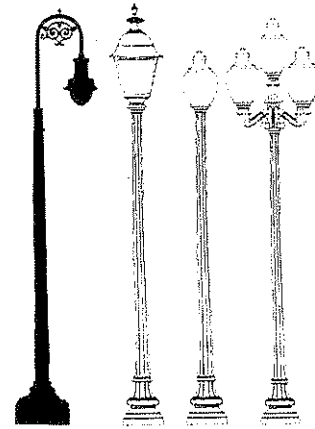
41. The preservation of historic signs is encouraged.



Lighting



An old John B. Varick postcard of the electric arches that once adorned Elm Street.



In addition to providing safety and security to the streets at night, lighting style, placement, height and intensity have a significant impact on defining the character and scale of the neighborhood streetscape. All lighting should serve the overall design intent of the Arena District and the distinctive style of the neighborhoods within and around it. Lighting should effectively and comfortably guide both pedestrians and vehicles through the site to particular destinations. Designers should additionally refer to the lighting provisions as set forth in the City's Site Plan Regulations.

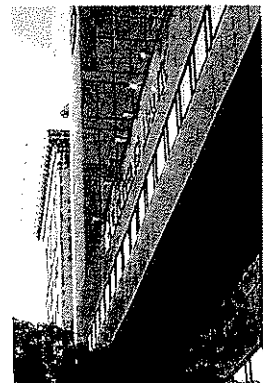
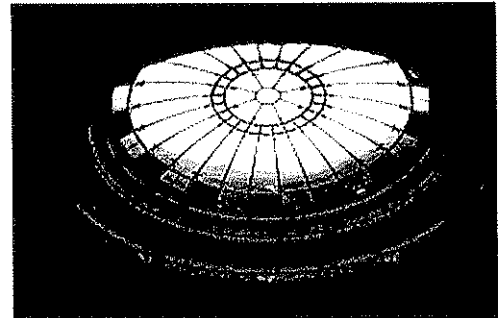
LIGHTING PLACEMENT AND DIRECTION

42. Aim all building or pole mounted street lights directly downward in order to minimize urban light pollution. Flood or spot lights intended to light signage, landscape features, and facades shall be aimed only at those features and of the least amount of foot candles necessary to be effective.

43. Minimize the impact of all building, street and parking lot lighting on adjacent residential areas by using designs that direct the path of light downward or away from residential windows. Use bulb varieties that produce a softer glow with only the minimum number of foot candles required.

44. The design and structure of light fixtures should be architecturally compatible with the building's and site's architectural style. Integrate illuminators into the architecture of buildings to draw attention to or accent features of the building. Avoid creating hot spots of light in the overall streetscape.

45. Coordinate different types of exterior and interior lighting in order to produce a layered texture of light throughout the streetscape at night.



Well-designed interior and exterior lighting. City Hall photo by Rixon Corporate and Advertising Photography

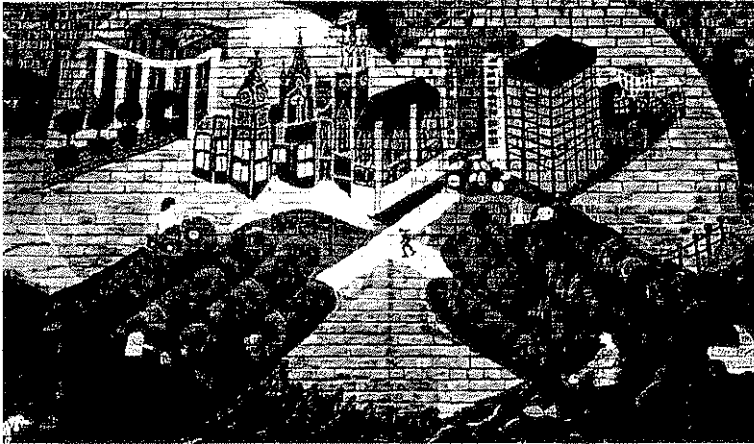
LIGHT POLES, LUMINARIES AND BASES

46. The height of lighting should be compatible with its use. In general, lighting in pedestrian areas should be lower in height and of human scale.

47. The use of decorative fixtures in pedestrian areas is strongly encouraged in order to enhance the character of the streetscape and neighborhood.

48. The use of neon and fiber optic lighting is encouraged.

Art



The United Way mural on Mechanic Street. Richard Recchia's sculpture of John Stark in Stark Park.



Art is an essential component of the human experience. Art within public settings should be approachable, memorable, and reinforce the character of the neighborhood or site in which it is placed. All art in public locations should be able to be appreciated throughout the seasons.

ART THEMES

49. Public art in the Arena District should be engaging and provocative. Art should be diverse and inclusive.

PLACEMENT

50. Site art so that it complements, enhances and engages its surroundings. Consider content and scale. Artwork should be appropriate to its location and invite pedestrians to experience it. Place art to serve a purpose, create a focal point, define and shape a space, or terminate a vista.

51. Place sculpture and other free standing forms of art in areas where it will not interfere or compete with storefronts, obstruct pedestrian corridors, create a traffic hazard, or compete with other art.

52. Enliven otherwise blank walls with murals. Murals blend well into downtown locations, adding interest, texture and color to the streetscape.



CONSTRUCTION & MATERIALS

53. The structural integrity of supports, joints, attachments to the ground, and footings located beneath the local frost line are critical safety considerations for public art pieces. These construction details must be structurally sound and aesthetically pleasing.

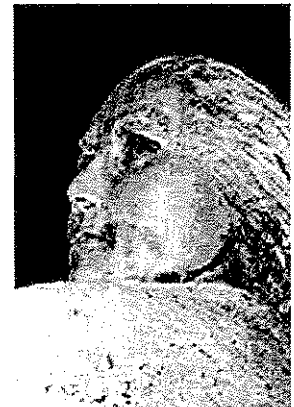
54. Use durable materials that are able to withstand local weather conditions, including severe winters, freeze/thaw cycles, exposure to high winds, ice, salt and other various forms of urban pollution. Consider the potential for vandalism. Fragile or irreparable components are strongly discouraged as well as designs that encourage defacement.

LIGHTING

55. Consider viewing angles, spotlighting, shadows, security and safety when illuminating public art.

MAINTENANCE

56. Calculate long term maintenance costs. Provide specifications, a schedule and budget for the maintenance of each piece of artwork.



Water sculpture in Citizen's Bank's courtyard and Antoinette Schultze's sculpture of The Mill Girl.

Landscape Design

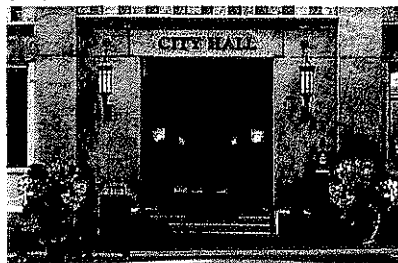
Well designed landscape plantings establish human scale and enhance the character and pedestrian experience of neighborhoods. Planted areas offer amenities to residents, visitors and businesses. Landscape elements also function to provide transition between different architectural styles and between developed and more natural open spaces. Plantings can buffer or screen different or incompatible land uses and activities. As integral components of the site, they define gateways and corridors throughout the block, the neighborhood, and collectively throughout a district as a connected whole.

GENERAL

57. Utilize landscape elements to reinforce site design strategies by enhancing approaches, arrivals and entry points, and exits from a site.
58. Integrate plantings with architectural and hardscape components to define entrances to buildings and neighborhoods, circulation paths, and edges of different land use and open-space.
59. Locate plantings to define the pedestrian corridor and frame street view corridors.
60. Enhance the character and continuity of the streetscape by using mature vegetation. Street trees and other plant material should be large enough at the time of planting to provide immediate, substantial greenery and shade to the site. Street trees must be a minimum of 3 inches in caliper.
61. Provide contiguous landscaped areas that accommodate or allow for a variety of active and passive recreational activities.
62. Adjacent landscaped areas should exhibit continuity of character. Balance plantings with canopy, understory, and groundcover plants where appropriate.



The mature landscape plantings along a pedestrian path at the Arena, container plantings for City Hall, and vertically aligned street trees and lighting on Market St.



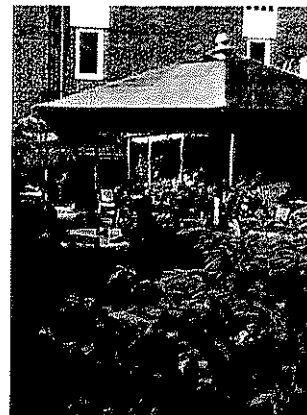
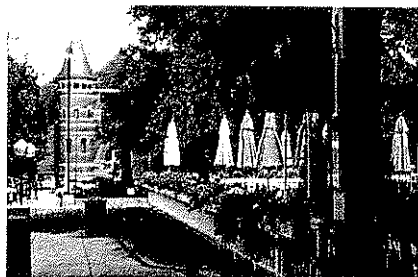
63. Use perennial and annual plantings around the base and entrances of buildings to enhance the appearance of structures and soften views of paved areas.
64. Incorporate sidewalks, planting strips and street trees into the site plans of all new residential development.

STREET TREES & THE TREE LAWN AREA

65. Place street trees so that their trunks create a vertical line along the street even when sidewalk widths and distance between building and curb vary.
66. Relate tree locations to the architecture of buildings, block patterns, curb cuts and building entries to make the streetscape appear more orderly.
67. Tree spacing depends upon existing site conditions as well as the intent of the site's design. A spacing of 30-40 feet is considered standard for most species; however, reduced spacing may be appropriate where site conditions and/or species warrant. For view safety, trees should not be planted closer than 30 feet from the projected intersections of street corners.
68. Street trees in tree lawn areas should be of like character, spacing, and alignment and have irrigation approved by the City Forester. Berms are not compatible with tree lawn areas.

SCREEN & BUFFER PLANTINGS

69. Employ buffers and screens such as berms, masonry walls, fences, and vegetation to screen parking, and other vehicular areas from pedestrian areas, or to separate areas of monotonous pavement or incompatible land use. Plantings should not obstruct visibility at drive aisle intersections.



Various forms of buffers and screens function to esthetically separate areas of different or incompatible land use. A parking lot with perimeter and interior plantings; a courtyard dining terrace with fencing, annuals and shrub plantings defining the 'walls' of the room; another dining terrace employing a hedge of the shrub in the foreground to buffer an adjacent parking lot.

MATERIAL SELECTION

70. All plant species and cultivars should be suitable to climate, soil type, and site environment. All street tree plantings must meet the approval of the City Forester.

71. Tree selection should consider mature height, mature diameter of crown, distance from crown to the ground, and have multi-season interest. Species should be single-trunked, upright, produce a minimal amount of fruit and seeds, and have a medium to long life expectancy. Tree species planted adjacent to paved areas should be deep rooted to prevent paving damage.

72. Consider tolerance to salt, snow removal and storage, other forms of urban pollution, as well as automobile and pedestrian damage.

73. Attempt to provide a diversity of species as well as both evergreen and deciduous plants. Use native plants or their cultivars whenever possible to enhance a regional 'sense of place'. Plant material on regional invasive species lists should not be used.

PROTECTION OF VEGETATION

74. Existing healthy plantings should be preserved during construction to the greatest extent practical. Additionally protect healthy plantings by removing damaged, diseased or decaying plant material as soon as such problems develop.

75. Street trees and other plant material should be protected from vehicular and pedestrian encroachment by tree grates and sleeves, raised plantings surfaces, depressed walks, and/or the use of curbs.

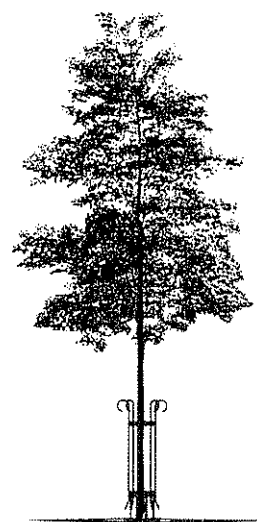
WATER CONSERVATION & IRRIGATION

76. Employ planting and irrigation techniques that yield water conservation by way of species selection and effective irrigation design.

MAINTENANCE

77. Employ plantings that require minimal maintenance throughout the seasons.

78. Take care to not disturb or overly control the natural habits of plantings. The pruning and maintenance of landscaped areas should not exceed practical limits.



Protective tree sleeve & grate.

Architectural Design

Buildings should exhibit urban character with quality architecture that reinforces the urban disposition of the Arena District. They should be inviting places that interact with the life of the street. Storefronts of all buildings should be clearly articulated with forms and details of the highest quality materials. Street level features for pedestrians should be incorporated to add richness to the streetscape experience.

GENERAL

79. Site structures in such a manner that they will complement adjacent buildings. Sites should be developed in a coordinated manner to provide order and diversity.

80. Provide human scale and interest along street corridors with engaging storefront windows, covered walkways, and high-lighted entrances.

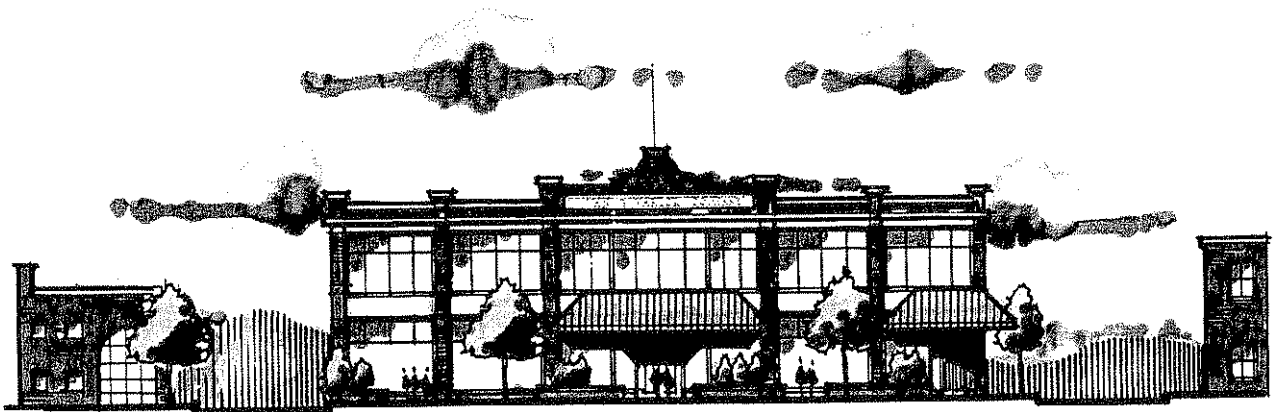
BUILDING SCALE, PROPORTION, & MASSING

81. The scale, proportions, massing, and articulation of the structure's design should enhance the pedestrian experience.

82. Structures should be designed to human scale, be reflective of traditional neighborhoods, and compatible with surrounding development, so as not to overwhelm or dominate the surrounding site and culture. The architecture should create harmony and unify the streetscape.

83. New buildings should maintain the established horizontal and vertical lines of facades on the block. Additionally they should reinforce and provide alignment to existing building heights. See graphic for Guideline 7.

84. Roof lines should be representative of the structure's design and scale and relate to the surrounding architecture. Decorative roof elements and variations in roof height are encouraged to add visual interest and variety to the urban composition.



A modernized storefront of the Varick Building showing generous storefront windows, decorative roof elements, complementary trim and canopy elements, and effective landscape plantings.

FACADE

85. Create variety and interest by designing of structures of variation in form with articulated facades. Avoid leaving blank walls that lead to an undesirable, monotonous streetscape.

86. Provide detail to facades to reduce the perception of bulk and to reflect the traditional rhythm of the streetscape. Large dominating structures should be visually broken up through the use of trim, awnings, eaves, windows, architectural ornamentation, complementary colors, and landscape plantings.

87. Treat residential structures with the same level of formality afforded to a single family home. The facades of multifamily structures should be broken up to give the appearance of a collection of smaller structures. This articulation can be accomplished with the use of balconies, setbacks and projections. To the extent possible, each unit of a multifamily structure should be individually identifiable.



An example of individually distinct architecture for multifamily structures.

88. Minimize the visual impact of garage entries and doors. Garages should never visually dominate the building, block, or façade of any residential structure.

BUILDING MATERIALS

89. Maintain the continuity and rhythm of architectural details with quality building materials of complimentary textures to those established in the Arena District.

90. The use of brick and stone as primary materials, particularly on exterior walls, is encouraged. The use of EIFS (Dryvit, Sto, etc.) and similar materials is acceptable, particularly for building accents. Materials used in combination should be consistently applied and should be chosen to work harmoniously with adjacent materials.

91. The color palette chosen for new structures should be compatible with color of adjacent structures and those established in the area.

SCREENING

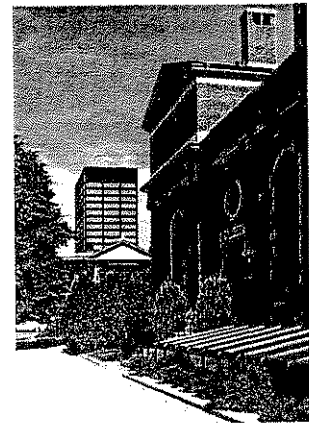
92. Integrate all cooling towers, mechanical equipment or appurtenances, vent intakes, stacks, and other rooftop structures into the building's design to screen them from view.

93. Locate dumpsters, recycling vessels, and mechanical equipment away from the street front. Screen trash enclosures, utility boxes, meters, utility pedestals and loading/service areas from adjacent properties, public right of ways, parking areas and pedestrian walkways.

94. Exterior storage, when allowed, should be architecturally integrated to the site and confined to portions of the site least visible to public view. Additional screening may be required.



Evergreen hedge and a wooden fence esthetically screen mechanical equipment.



Appendix A

Description of Terms

Berm: A mound of soil, either natural or man-made.

Building facade: The front or face of a building that is toward the street.

Curb cut: An interrupted area in the pavement that provides pedestrian and/or vehicular access, entry or exit.

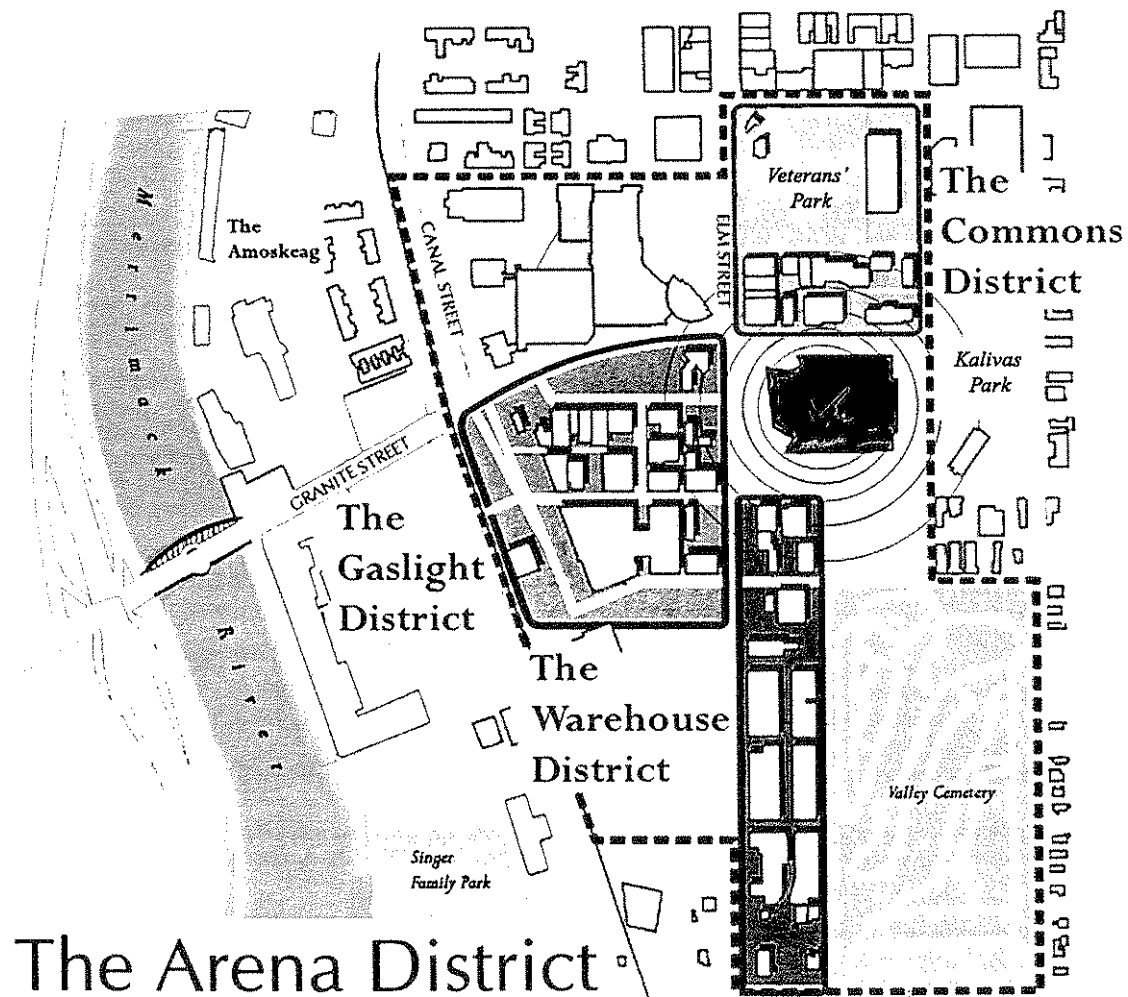
Mixed-use site: Area zoned for a combination of compatible commercial, office and residential development. The terminology and concept is taken from a town center where jobs, goods, and services are supplied within walking distance.

Setback: The distance between the street right-of-way line and the permitted building line of a structure.

Tree caliper: The diameter of a tree trunk measured in inches. Measurement is taken six inches above the ground for trees up to 4 inches in caliper, and 12 inches for trees over 4 inches in caliper.

Tree lawn: The area, usually along a sidewalk, between the pedestrian walking area and street side curb edge.

View corridor: A distant view seen through an opening between buildings, trees and landforms as viewed from a street or sidewalk.



Appendix B

Arena District Zoning Overlay

Amending the Zoning Ordinance of the City of Manchester by adding a new Arena Overlay Zoning District to the Zoning Maps in the vicinity of the Verizon Wireless Arena.

Section 1. Amend Article 4 Establishment of Zoning Districts and Zoning Map, by adding a new section to 4.01 Establishment and Purpose of Districts, B. Overlay Districts as follows:

8. Arena Overlay District. This purpose of this overlay district is to develop an area that is compatible with and complementary to the Civic Center. This can be accomplished by: creating an area that is pedestrian oriented; discouraging auto intensive uses; promoting a higher quality of design including signage; and ensuring compatible land uses. Land uses which are encouraged include: restaurants, retail shops, entertainment, hotels, personal services and housing. By following the overlay guidelines, the City will insure a maximum economic spinoff from the Civic Center and provide an enriching urban experience for the City.

Section 2. Amend Article 5 by adding a new Use category under Section 5.10 Table of Principal Uses as follows: "D.7 Small scale assembly, fabrication and craftsmen businesses with no outside storage or machinery" permitted (P) in IND, RDV and AMX and in the Arena Overlay (Section 7.09A)

Section 3. Amend Article 5 by adding a new Use category under Section 5.10 Table of Principal Uses as follows: "D.8 Artisans Lofts including living and working facilities in the same unit for craftsmen and artisans" permitted (P) in AMX and in the Arena Overlay (Section 7.09A).

Section 4. Amend Article 7 Special District-Wide Regulations, by adding a new section 7.09 to read as follows:

"7.09 Arena Overlay District

A. *Special Uses Allowed in the Arena District*

Within the Arena Overlay District, the following uses shall be permitted as follows, notwithstanding the allowed uses in the underlying zoning district in Section 5.08, Table of Use Regulations.

A.2	Single Family attached (townhouse) dwellings	CU
A.6	Multi-family dwellings	P
A.9	Boarding or Rooming House	CU
D.4	Wholesale bakery or food processing plant	CU
D.7	Small scale assembly, fabrication and craftsmen	P
D.8	Artisans Lofts	P
E.2	Limousine or taxi service (garage)	Not permitted
E.8	Telecommunications Antennas (on existing structures)	CU
E.10	Telephone, telecommunication & cable service operations and maintenance facilities	CU
F.2	Furniture and major appliance stores	CU
F.4	Convenience retail uses	CU
H-2.4	Medical and dental laboratories	P
H-3.2	Bed & Breakfast	P
H-4.8	Mini-golf	CU
H-6.11	Business equipment repair and maintenance	Not permitted
I.5	Automotive service station	Not permitted
I.6	Car washes and car care centers including muffler shops, oil change, auto detailing and similar services	Not permitted

B. *Special Setback Requirements*

Buildings shall be placed at the edge of the Right-of-way where they abut a street. Setbacks may be provided to allow for outdoor restaurant seating, pedestrian plazas and similar areas, subject to approval by the Arena Overlay Design Review Committee but not including parking.

C. *Special Sign Requirements*

Signs shall be regulated in accordance with the provisions of Section 9.09.

D. Special Parking Requirements

Parking is limited in accordance with the provisions of Section 10.07.

E. Design Review

The Department of Planning and Community Development shall be responsible for design review of projects within the overlay. The types of permits to be reviewed, the process and time period for action shall be the same as for the Millyard Design Review Committee under subsection 7.01 (D). The establishment of the design review district will enhance the character of the area and promote tourism and economic development in the City.

The Planning and Community Development Department shall develop and adopt design guidelines for the area. The design guidelines and the special design requirements shall include but not be limited to the following requirements which are intended to preserve and enhance the special character of the city by encouraging rehabilitation and new construction that is sensitive to the existing urban form.

Special Design Requirements:

1. Building facades along sidewalks shall include doors and windows in order to encourage pedestrian flows. No more than 20 feet of blank walls shall be allowed in these areas.
2. Primary entrance shall be fronting the street sidewalk
3. Buildings should be a minimum of 20 feet height
4. Window system should not exceed 25 feet in width without being interrupted by another building material
5. Vinyl siding products prohibited
6. Pedestrian circulation throughout the district shall be improved as development or redevelopment occurs, in accordance with general design principles and objectives of safety, comfort, ease of movement, and convenience of access to properties.

Section 5. Amend Article 10 Off Street Parking and Loading Requirements, by adding a new sub-section 10.07 (I) and renumbering the existing sub-section I to "J":

- I) Parking Limitations in the Arena Overlay. Such limitations may be waived as a Conditional use permit by the Planning Board if developed as part of a redevelopment plan approved by the City.
- 1) Surface parking shall not be allowed in the front yard of any building. Except in cases where section 10.7 (H) applies, parking within the side yard may be permitted by a Conditional Use by the Planning Board where such parking does not disrupt pedestrian traffic flows or create long blank sections between buildings. In such cases, the parking areas shall be separated from pedestrian sidewalks by a wrought iron fence and landscaping.
 - 2) No new surface parking shall be allowed within 200 feet of Elm Street.
 - 3) Parking decks located at street level shall have no less than seventy-five percent (75%) of the lineal street frontage devoted to office or non-parking commercial uses at a minimum depth of twenty (20) feet along the following streets: Elm Street, Old Granite Street, Lake Avenue, Willow Street, Central Street, West Depot Street and Franklin Street.
 - 4) The exterior facade of parking structures shall be covered with architectural cladding that utilizes materials, colors, and a pattern of openings consistent with nearby significant building facades.

Section 6. Amend Article 9 Sign Regulations, by adding a new sub-section 9.09 (C) as follows:

C. Sign Regulations in the Arena Overlay.

1. Signs shall only be permitted which advertise goods, services or products manufactured or offered for sale on the premises or otherwise related to the use of the premises.
2. Signs shall not cover windows.

Appendix B

Arena District Zoning Overlay continued

3. Signs inside of windows and visible from the street shall be included in the area and number calculations of signs for the building.
4. Roof signs shall be limited to neon or individually lit channel letters and shall be limited to a maximum 100 square feet.

Section 7. Amending the Zoning Ordinance of the City of Manchester by adding a new Arena Overlay Zoning District to the Zoning Maps in the vicinity of the Verizon Wireless Arena, more specifically bounded and described as follows:

Beginning at a point at the intersection of Elm Street and Merrimack Street;

Thence, southerly along the centerline of Elm Street a distance of approximately 240 feet to the centerline of Pleasant Street;

Thence, westerly along the centerline of Pleasant Street a distance of approximately 1130 feet to the centerline of the B&M rail line – so-called;

Thence, southerly along the centerline of the B&M rail line – so-called - a distance of approximately 2415 feet to its intersection with the so-called Lawrence Branch of the B&M rail line;

Thence, southerly along the centerline of the so-called Lawrence Branch of the B&M rail line a distance of approximately 460 feet;

Thence, easterly along the centerline of Valley Street as extended westerly and along Valley Street to the centerline of Willow Street a distance of approximately 600 feet;

Thence, northerly along the centerline of Willow Street a distance of approximately 1,350 feet to the centerline of Auburn Street;

Thence easterly along the centerline of Auburn Street a distance of approximately 350 feet to the centerline of Chestnut Street;

Thence northerly along the centerline of Chestnut Street a distance of approximately 1,575 feet to the centerline of Merrimack Street;

Thence, westerly along the centerline of Merrimack Street a distance of approximately 640 feet to the centerline of Elm Street;

Said point also being the point of beginning.

Section 8. This amendment shall take effect upon passage. [Effective June 9, 2003]

Appendix C

Application See attached form. Please contact Planning Department to schedule or confirm your review date and time. The Planning Department telephone number 603-624-6450.

CHECK ALL APPLICABLE ITEMS BELOW		PLANNING DEPT USE ONLY	
	CHANGES TO EXTERIOR OF BUILDING	DATE APPLICATION FILED WITH PLANNING DEPT	/ /
	SITE WORK	DATE OF APPLICATION REVIEWED BY PLANNING DEPT	/ /
	SIGNING	DATE OF APPLICATION FINDINGS MADE BY PLANNING DEPT	/ /
	NEW CONSTRUCTION	DATE FINDINGS DELIVERED TO BUILDING DEPARTMENT	/ /
	DEMOLITION	MISC 1	
	OTHER	MISC 2	

OTHER CONTACT INFO (1, 2)

DESCRIPTION OF BUILDING PERMIT PROPOSAL: (USE ADDITIONAL SPACE AS NECESSARY ON A SEPARATE, ATTACHED, DOCUMENT. INCLUDE SUFFICIENT DETAIL SO THAT ALL ELEMENTS OF THE PROPOSAL ARE DESCRIBED):

PRESENTATION MATERIALS (PLANNING DEPT USE ONLY):

SIGNATURE OF OWNER(S): 2		(STAFF USE ONLY) COPY TO: BUILDING DEPT	
		PLANNING DEPT	
DATE: / /		MISC 3:	
MISC 4:		MISC 5:	

PLEASE NOTE: IMPORTANT APPLICATION INFORMATION ON REAR SIDE OF THIS APPLICATION FORM

PLEASE NOTE:

FOR ALL DESIGN REVIEW APPLICATIONS:

- 17
1. UNDER THE ZONING ORDINANCE [SECTION 7.01(D)], THE FOLLOWING ACTIONS WITHIN THE ARENA AND THE AMX DISTRICTS ARE REQUIRED TO UNDERGO DESIGN REVIEW:
 1. MAJOR EXTERIOR REHABILITATION OR RESTORATION OF EXISTING BUILDINGS, EXCLUDING NORMAL MAINTENANCE, REPAIR OR IN-KIND REPLACEMENT OF MATERIALS OR COMPONENTS;
 2. CHANGES TO EXTERIOR SIGNAGE;
 3. ADDITIONS OR NEW FREE STANDING STRUCTURES.
 2. PLEASE CONTACT THE PLANNING DEPARTMENT TO SCHEDULE OR CONFIRM YOUR REVIEW DATE AND TIME. THE PLANNING DEPARTMENT TELEPHONE NUMBER IS 603-624-6450.
 3. BECAUSE THIS REVIEW IS A REQUIRED PART OF THE CITY OF MANCHESTER BUILDING PERMIT PROCESS FOR MOST OUTDOOR CONSTRUCTION PROJECTS IN THE ARENA OVERLAY AND AMX DISTRICTS A DESIGN REVIEW MEETING WILL NOT BE SCHEDULED UNTIL AFTER THE APPLICANT HAS:
 - ① APPLIED TO THE BUILDING DEPARTMENT FOR A BUILDING PERMIT TO DO THAT SAME WORK;
 - ② SUBMITTED THIS APPLICATION TO THE PLANNING DEPARTMENT FOR DESIGN REVIEW (NOTE: THIS IS A SEPARATE APPLICATION FORM FROM THE BUILDING PERMIT APPLICATION);
AND
 - ③ THE APPLICANT ENSURES THAT ONE OF THE FOLLOWING TWO CRITERIA IS SATISFIED:
 - ☐ THIS "APPLICATION FOR BUILDING PERMIT DESIGN REVIEW" IS SIGNED AND DATED BY THE PROPERTY OWNER(S), OR
 - ☐ THE APPLICATION IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE PROPERTY OWNER(S) CERTIFYING THAT THE APPLICANT/AGENT LISTED ON THE FRONT PAGE OF THIS APPLICATION IS THEIR REPRESENTATIVE. THIS STATEMENT MUST BE SIGNED AND DATED BY THE PROPERTY OWNER(S).

FOR ALL DESIGN REVIEW APPLICATIONS IN THE AMX DISTRICT (AKA: THE "AMOSKEAG MILLYARD HISTORIC DISTRICT"):

4. ALL EXTERIOR SIGNAGE APPLICANTS ARE ADVISED TO BECOME FAMILIAR WITH THE MDRC'S "MILLYARD SIGNAGE GUIDELINES" WHICH MAY, AT NO COST, BE ACQUIRED IN PERSON, BY FAX (603-624-6529) ATTN: MDRC TECH ASSIST, OR BY E-MAIL FROM THE CITY OF MANCHESTER PLANNING DEPARTMENT (ADDRESSED TO DBEAUCHE@CI.MANCHESTER.NH.US).

PLEASE NOTE:

5. ALL DEMOLITION ACTIONS REQUIRE A BUILDING PERMIT APPLICATION APPROVED BY THE CITY OF MANCHESTER HERITAGE COMMISSION.

ADDITIONAL SPACE FOR DESCRIPTION OF BUILDING PERMIT PROPOSAL

17

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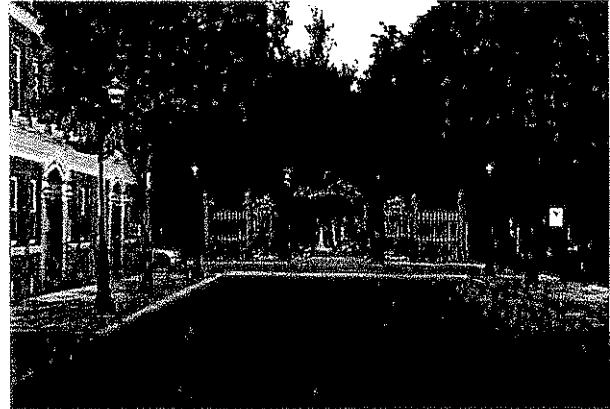
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Before and after illustrations of Chestnut Street showing partial restoration of the Valley Cemetery main entrance, realigned intersection, buried and relocated utilities, relocated and additional historic lighting, complimentary paved sidewalks and street tree plantings.

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Building Code of the City of Manchester as adopted in Section 151.01 of the City of Manchester Code of Ordinances by repealing the 1999 National Electrical Code and adopting the 2005 edition of the National Electrical Code; by repealing the 1993 BOCA National Plumbing Code and adopting the 2000 edition of the International Plumbing Code as amended by the State of NH Board of Licensing and Regulation of Plumbers and with further amendments contained herein; and by adopting new permit fees."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

SECTION 1. Certain documents, two (2) copies of each which are on file in the Office of the City Clerk of the City of Manchester being marked and designated as the *2005 National Electrical Code* and *2000 International Plumbing Code* as published by the International Code Council, Inc., be and are hereby adopted as the *Electrical Code* and *Plumbing Code* of the City of Manchester in the State of New Hampshire, and each and all of the regulations, provisions, penalties, conditions and terms of said *Electrical Code* and *Plumbing Code* are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section 2 of this Ordinance.

SECTION 2. The following sections are hereby amended as follows:
(Note: Old text shown as struck-through; new text shown italicized.)

CHAPTER 1 ADMINISTRATION

101.4.1 Electrical. The provisions of NFPA 70 (National Electrical Code), 1999 2005 Edition, and or/ such regulations administered by the State of New Hampshire Electricians Licensing Board shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.4 Plumbing. The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the provisions of the *BOCA National Plumbing Code, 1993 2000 Edition of the International Plumbing Code*. Additional requirements as adopted by the State of New Hampshire Plumbers Licensing Board of Licensing and Regulation of Plumbers (RSA 329-A), and the Sewer Use Ordinance of the City of Manchester, NH shall also be adhered to. Private sewage disposal systems shall meet the requirements of RSA 149-E and the regulations of the Manchester Board of Health.

108.8 Fee Schedule

1) Building Permits

- (B) For all other new buildings and structures, and additions to existing buildings and structures, the permit fee shall be the estimated cost of the work multiplied by .008 .010.

8) Heating/Cooling Equipment

Adding a new sub-section:

E) Ventilation ductwork:

- 1) up to 400 CFM - \$15.00
- 2) each additional 400 CFMs - \$10.00

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City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Building Code of the City of Manchester as adopted in Section 151.01 of the City of Manchester Code of Ordinances by repealing the 1999 National Electrical Code and adopting the 2005 edition of the National Electrical Code; by repealing the 1993 BOCA National Plumbing Code and adopting the 2000 edition of the International Plumbing Code as amended by the State of NH Board of Licensing and Regulation of Plumbers and with further amendments contained herein; and by adopting new permit fees."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

9) Plumbing

A) For each fixture installed or replaced - ~~\$4.00~~ \$5.00

NOTE: The following shall be deemed to be separate fixtures:

- * Each water closet, lavatory, dishwasher, washing machine connection, water filter, water cooler, garbage disposal, sump pump, ejector pump, sterilizer or dental chair
- * Each combination fixture
- * Each 1, 2, or 3 compartment sink
- * Each 3 feet or fraction thereof of gang shower length
- * Each interior or exterior drain

12) Elevators, Escalators, Amusement Devices & Special Equipment

A) Elevators

Adding a new subsection:

(3) *Initial compliance inspection for devices not
subject to State of New Hampshire permitting* \$150.00

CHAPTER 27 ELECTRICAL.

2701.1 Scope. All such installations shall conform to the provisions of NFPA 70 (National Electric Code), 1999 2005 Edition, and/or such regulations administered by the State of New Hampshire Electricians Licensing Board, whichever shall be deemed more stringent.

2702.1 Installation. Emergency and standby power systems shall be installed in accordance with the NFPA 70 (National Electrical Code), 2005 Edition, NFPA 110 and NFPA 111.

The following amendments shall be made part of the Plumbing Code:

~~2000 International Plumbing Code~~ *International Plumbing Code 2000 Edition*

Section 312.3 Drainage and Vent Air Test. Amend by adding to the second sentence:

"This pressure shall be held for a test period of at least 15 minutes *"by using a low pressure (0-5 lbs.) gauge"*.

City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending the Building Code of the City of Manchester as adopted in Section 151.01 of the City of Manchester Code of Ordinances by repealing the 1999 National Electrical Code and adopting the 2005 edition of the National Electrical Code; by repealing the 1993 BOCA National Plumbing Code and adopting the 2000 edition of the International Plumbing Code as amended by the State of NH Board of Licensing and Regulation of Plumbers and with further amendments contained herein; and by adopting new permit fees."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

Section 419 Urinals. Amend by adding a new subsection:

"419.4 Public and Employee Facilities" "Urinals without visible water trap seals shall not be permitted in public or employee restrooms."

Section 501.2 Water Heater as Space Heaters. Amend the first sentence to read as follows:

"Where a combination potable water heating and space heating system requires water for space heating at temperatures higher than 140° F (60° C), a tempering valve shall be provided to limit the water supplied to the potable hot water distribution system to a temperature of 140° F (60° C) 130° F (54.4° C) maximum."

Section 501.6 Water Temperature Control in Piping from Tankless. Amend the first sentence to read as follows:

The temperature of water from tankless water heaters shall be a maximum of 140° F (60° C) 130° F (54.4° C) when intended for domestic uses and shall be accomplished with the use of a mixing valve conforming to ASSE 1017.

Section 501.8 Temperature Controls. Amend to read as follows:

"All hot water storage and supply systems shall be set to a minimum of 140° F (60° C), and shall be equipped with automatic temperature controls and a mixing valve conforming to ASSE1017 to limit the water supplied to the potable hot water distribution system to a temperature of 130° F (54.4° C) maximum."

Section 504.1 Antisiphon Devices. Amend to read as follows:

"An approved means, such as a cold water "dip" tube with a hole at the top or a "A" vacuum relief valve installed in the cold water supply line above the top of the heater or tank shall be provided to prevent siphoning of any storage water heater or tank.

Table 605.4 Water Service Pipe. Amend line 5 to read as follows:

Copper or copper-alloy tubing (Type K, WK, L, WL, M OR WM).

Table 605.5 Water Distribution Pipe. Amend line 4 to read as follows:

Copper or copper-alloy tubing (Type K, WK, L, WL, M or WM).

Table 702.2 Underground Building Drainage and Vent Pipe. Delete lines 5 and 7 in their entirety and amend line 9 to read as follows:

Copper or copper alloy tubing (Type K, L, M or DWV).

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City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

“Amending the Building Code of the City of Manchester as adopted in Section 151.01 of the City of Manchester Code of Ordinances by repealing the 1999 National Electrical Code and adopting the 2005 edition of the National Electrical Code; by repealing the 1993 BOCA National Plumbing Code and adopting the 2000 edition of the International Plumbing Code as amended by the State of NH Board of Licensing and Regulation of Plumbers and with further amendments contained herein; and by adopting new permit fees.”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

Section 905.6 Vent for Future Fixtures. Amend by deleting entire paragraph and replacing it with the following:

“Within any habitable or occupiable spaces at the lowest level of a structure where plumbing fixtures are not installed, there shall be made available an accessible vent connection, not less than 2” in diameter, which is properly connected to the vent system to provide for future venting.”

Section 912.2 Combination Drain & Vent System. Amending the first sentence to read as follows:

A combination drain and vent system shall not serve fixtures other than floor drains, standpipes, sinks and lavatories *“and may be installed only when approved by the Authority having jurisdiction.”*

Section 917 Air Admittance Valves. Delete Sections 917.2 through 917.8 and amend 917.1 to read as follows:

“Vent systems utilizing air admittance valves shall be allowed only where part of an engineered system designed by an engineer, licensed to practice in New Hampshire, or as approved by the Authority having jurisdiction.”

SECTION 3. This Ordinance shall take effect upon its passage.

AMENDMENTS
To the
2000 International Plumbing Code
effective August 13, 2004

CHAPTER Plu 700 STATE PLUMBING CODE

PART Plu 701 NATIONAL CODE REFERENCE

Plu 701.01 International Plumbing Code. As per RSA 329-A:15, I and II, the board hereby adopts by reference the International Plumbing Code, 2000 Edition, as published in cooperation with the Building Officials and Code Administrators International, Inc., the International Conference of Building Officials, and the Southern Building Code Congress International, Inc., as amended by Plu 701.02.

Plu 701.02 New Hampshire Amendments to the International Plumbing Code. The following amendments shall apply to the code incorporated:

101.0 Title. These regulations shall be known as the *International Plumbing Code of New Hampshire* hereinafter referred to as "this code".

101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. The installation of fuel gas distribution piping and equipment, fuel gas-fired water heaters, and water heater venting systems shall be regulated by the *International Fuel Gas Code*. Provisions in the appendices shall not apply unless specifically adopted.

104.2 Rule-Making Authority. The code official shall have authority as necessary in the interest of public health, safety and general welfare to adopt and promulgate *written* rules and to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering practice involving public safety.

106.6.2 Fee schedule. The fees for all plumbing work shall be as indicated in the *Administrative Rules Plu 306.01 and/or by local jurisdiction*.

106.6.3 Fee refunds. Delete this section in its entirety.

108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall ***be subject to the penalties prescribed by RSA 155-A:8 and RSA 329-A:18,II.***

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or, to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall comply with ***RSA 155-A:8 and RSA 329-A:17.***

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305.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall *conform to RSA 485-A relative to minimum depth below finished grade. Building sewers that connect to public sewers shall be a minimum depth of 4 feet below grade or adequately insulated to afford the same protection whenever a condition arises that the 4 feet cannot be attained.*

403.2 Separate facilities . Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions

1. Separate facilities shall not be required for private facilities.
2. Separate employee facilities shall not be required in occupancies in which 15 or less people are employed.
3. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both the employees and customers, of 15 or less.

4. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.

5. Separate facilities shall not be required in assembly occupancies that serve food with a total occupant load, including both employees and customers of less than 25.

605.12.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564 or CSA CAN/CSA-B137.3 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.

701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with **RSA 485-A:29-44.**

705.8.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA CAN/CSA-B137.3, CSA CAN/CSA-B181.2 or CSA CAN/CSA-B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent-cement joints shall be permitted above or below ground.

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904.1 Roof extensions. All open vent pipes that extend through a roof shall be terminated at least **12"** above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (213 mm) above the roof.

AMENDMENTS
To the
2000 International Plumbing Code
effective August 13, 2004

CHAPTER Plu 700 STATE PLUMBING CODE

PART Plu 701 NATIONAL CODE REFERENCE

Plu 701.01 International Plumbing Code. As per RSA 329-A:15, I and II, the board hereby adopts by reference the International Plumbing Code, 2000 Edition, as published in cooperation with the Building Officials and Code Administrators International, Inc., the International Conference of Building Officials, and the Southern Building Code Congress International, Inc., as amended by Plu 701.02.

Plu 701.02 New Hampshire Amendments to the International Plumbing Code. The following amendments shall apply to the code incorporated:

101.0 Title. These regulations shall be known as the *International Plumbing Code of New Hampshire* hereinafter referred to as "this code".

101.2 Scope . The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. The installation of fuel gas distribution piping and equipment, fuel gas-fired water heaters, and water heater venting systems shall be regulated by the *International Fuel Gas Code* . Provisions in the appendices shall not apply unless specifically adopted.

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5. Separate facilities shall not be required in assembly occupancies that serve food with a total occupant load, including both employees and customers of less than 25.

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904.1 Roof extensions. All open vent pipes that extend through a roof shall be terminated at least **12"** above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (213 mm) above the roof.

City of Manchester New Hampshire

In the year Two Thousand and Six

21

AN ORDINANCE

"Amending Chapter 1 Administration of the Building Code of the City of Manchester providing for increased fees"

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

I. Section 108 FEES of the Building Code of the City of Manchester is hereby amended as follows: (Note: Old text shown as struck-through; new text shown italicized.)

108.8 Fee Schedule

1) Building Permits

- (B) For all other new buildings and structures, and additions to existing buildings and structures, the permit fee shall be the estimated cost of the work multiplied by ~~.008~~ *.010*.

8) Heating/Cooling Equipment

Adding a new sub-section:

E) Ventilation ductwork:

- 1) up to 400 CFM - \$15.00*
- 2) each additional 400 CFMs - \$10.00*

9) Plumbing

- A) For each fixture installed or replaced - ~~\$4.00~~ *\$5.00*

NOTE: The following shall be deemed to be separate fixtures:

- * Each water closet, lavatory, dishwasher, washing machine connection, water filter, water cooler, garbage disposal, sump pump, ejector pump, sterilizer or dental chair
- * Each combination fixture
- * Each 1, 2, or 3 compartment sink
- * Each 3 feet or fraction thereof of gang shower length
- * Each interior or exterior drain

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City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

**“Amending Chapter 1 Administration of the Building Code of the
City of Manchester providing for increased fees”**

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

12) Elevators, Escalators, Amusement Devices & Special Equipment

A) Elevators

Adding a new subsection:

*(3) Initial compliance inspection for devices not
subject to State of New Hampshire permitting* *\$150.00*

II. This Ordinance shall take effect upon its passage.

City of Manchester New Hampshire

In the year Two Thousand and Six

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AN ORDINANCE

"Amending Chapter 150 Housing Code, Subsection 150.114 and Chapter 155 Zoning Code, Subsection 155.02 of the Code Of Ordinances of the City of Manchester providing for increased fees."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,
as follows:

I. The following Chapters of the City of Manchester Code of Ordinances are hereby amended as follows: (Note: old text shown as struck-through, new text shown italicized.)

Chapter 150 Housing Code

Section 150.114 Fees; Exemptions

(A) The following fees shall be charged by the Department:

- 1) Application fee – ~~\$15~~ *\$25* per dwelling unit or rooming unit as part of each application for a certificate of compliance.
- 2) Inspection Fee
 - (a) Dwelling unit - ~~\$25.00~~ *\$35.00* per unit for each inspection to determine compliance;
 - (b) Rooming unit - ~~\$10.00~~ *\$15.00* per room for each inspection to determine compliance;
- 3) Re-inspection. For reinspection of a building:
 - (b) 2nd and subsequent reinspections – ~~\$20.00~~ *\$25.00*
 - (c) In addition, after a second reinspection, the fee shall increase by ~~\$5.00~~ *\$10.00* for each subsequent reinspection
- 4) Unaccompanied inspection or reinspection - ~~\$30.00~~ *\$50.00* for each inspection or reinspection at which a building owner or his representative is not present unless such arrangement has been agreed to in advance
- 5) Transfer of Ownership - ~~\$25.00~~ *\$35.00* per certificate to assign a certificate of compliance to a new owner
- 6) Replacement of certificate and permit - ~~\$15.00~~ *\$25.00* per document for replacing an existing certificate of compliance, interim rental permit or transfer permit
- 7) Transfer Permit. Each application for a transfer permit:
 - a) One to four dwelling or rooming units – ~~\$100.00~~ *\$125.00*
 - b) Five to eight dwelling or rooming units – ~~\$200.00~~ *\$250.00*
 - c) in addition, each unit in excess of eight units ~~\$15.00~~ *\$25.00* per unit

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City of Manchester New Hampshire

In the year Two Thousand and Six

AN ORDINANCE

"Amending Chapter 150 Housing Code, Subsection 150.114 and Chapter 155 Zoning Code, Subsection 155.02 of the Code Of Ordinances of the City of Manchester providing for increased fees."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

8) Special Inspections – ~~\$60.00~~ *\$100.00* for each inspection and each additional unit over 4 units – ~~\$15.00~~ *\$25.00*

9) Extended Terms – ~~\$25.00~~ *\$50.00* per certificate to extend the expiration date of a certificate pursuant to an action of the Board.

Chapter 155 Zoning Code

155.02 Fees for Appeal to Board of Adjustment

The following fees are hereby established for ~~variance applications and special exception Zoning Board of Adjustment~~ applications:

Change of use variance – ~~\$250~~ *\$350*
Multi-use variance – ~~\$250~~ *\$350*
Planned developments – ~~\$250~~ *\$350*
Nonconforming subdivisions – ~~\$250~~ *\$350*
Unaccepted way – ~~\$80~~ *\$350*
All others – ~~\$80~~ *variances, special exceptions, administrative appeals, equitable waivers - \$150*
Resubmittal by applicant – ~~\$10~~
Rehearing by abutter – ~~\$80~~ *and subsequent application requests - \$35*
Rehearing by applicant – ~~same as original appeal~~

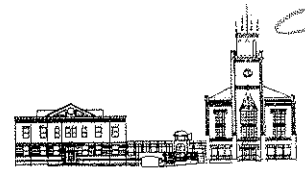
II. This Ordinance shall take effect upon its passage.



Leon L. LaFreniere
Building Commissioner

CITY OF MANCHESTER DEPARTMENT OF BUILDINGS

One City Hall Plaza
Manchester, New Hampshire 03101
Tel: (603) 624-6475
Fax: (603) 624-6324



Matthew M. Sink
Deputy Bldg. Commissioner

August 15, 2006

The Honorable Board of Mayor and Aldermen
One City Hall Plaza
Manchester, NH 03101

Re: Permit Fee Cost Comparisons

Dear Honorable Members,

In response to some of the questions and requests for information raised by the Board when the proposed Building Code updates and fee changes were introduced, attached please find several pages of information for your review prior to the public hearing on August 21, 2006.

Included are:

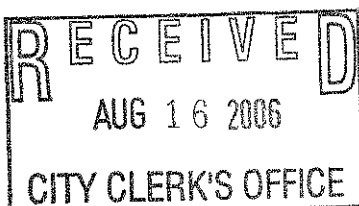
Building permit fee increases (2001-2006)
Permit fee cost comparisons (building, plumbing, heating and ZBA)
Housing Code fee changes
Zoning Board of Adjustment case comparisons

If you have any questions or would like to discuss anything related to these submittals, don't hesitate to call either Leon or me.

Sincerely,

Matthew M. Sink
Deputy Director

Attachments



E-mail: building@ManchesterNH.gov
www.ManchesterNH.gov

MANCHESTER BUILDING PERMIT FEE INCREASE

EXAMPLE	Pre-2001	2001 Change	Proposed 2006 Increase
New Single Family Home			
3,500 sq. ft. gross floor area	\$3.00 (per thousand)	\$6.00 (per thousand)	No change
Estimated cost = \$120,000.00			
Total permit cost	\$375	\$720	
Other New Construction			
12,000 sq. ft. retail store	\$3.00 (per thousand)	\$8.00 (per thousand)	\$10.00 (per thousand)
Estimated cost = \$900,000			
Total permit cost	\$2,700	\$7,200	\$9,265
Commercial Renovation			
12,000 sq. ft. office renovation	\$20.00 (per thousand)	\$10.00 (per thousand)	No change
Estimated cost = \$900,000			
Total permit cost	\$18,000	\$9,000	

PERMIT FEE COST COMPARISONS (2006)

BUILDING PERMIT FEES					
MANCHESTER (proposed)	PORTSMOUTH	CONCORD	NASHUA	BEDFORD	HAVERHILL

New construction & additions
(other than single family homes)

Example:

12,000 sq. ft. building
Estimated cost - \$900,000

Total permit cost	\$9,265.00	\$9,000.00	\$6,271.00	\$2,015.00	\$2,020.00	\$11,925.00
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PLUMBING PERMIT FEES					
MANCHESTER (proposed)	PORTSMOUTH	CONCORD	NASHUA	BEDFORD	HAVERHILL

Example:

2,972 sq. ft. gross floor area
Estimated cost: \$200,000

Total permit cost	\$105.00	\$90.00	\$124.00	\$77.00	\$181.20	unavailable
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HEATING PERMIT FEES					
MANCHESTER (proposed)	PORTSMOUTH	CONCORD	NASHUA	BEDFORD	HAVERHILL

Example:

2,972 sq. ft. gross floor area
Estimated cost: \$200,000

Total permit cost	\$133.00	\$35.00	\$149.40	\$47.00	\$75.00	\$70.00
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ZONING BOARD OF ADJUSTMENT FEES						
	MANCHESTER (proposed)*	PORTSMOUTH	CONCORD	NASHUA	GOFFSTOWN	KEENE
Misc. variance types	\$150.00 - \$350.00	\$300.00	\$368.00	\$750.00	\$150.00	\$25.00

* Note: Cost varies with case type - see ordinance amendment

HOUSING CODE FEES (2006)

	<u>Current</u>	<u>Proposed</u>
Application fee for dwellings	\$ 15.00	\$ 25.00
Application fee for rooming units	\$ 15.00	\$ 20.00
Initial inspection fee (for dwellings)	\$ 25.00	\$ 35.00
Initial inspection fee (for rooming units)	\$ 10.00	\$ 15.00
1st reinspection fee	No charge	No charge
2nd reinspection fee	\$ 20.00	\$ 25.00
Each subsequent reinspection	\$ 5.00	\$ 10.00
Unaccompanied inspection (no-show)	\$ 30.00	\$ 50.00
Transfer of Ownership	\$ 25.00	\$ 35.00
Renewal of Certificate	\$ 15.00	\$ 25.00
Transfer Permits:		
1 -4 units	\$ 100.00	\$ 125.00
5 - 8 units	\$ 200.00	\$ 250.00
Each additional unit over 8	\$ 10.00	\$ 25.00
Special Inspections	\$ 60.00	\$ 100.00
For each additional unit over 4	\$ 15.00	\$ 25.00
Extended Terms	\$ 25.00	\$ 50.00

ZONING BOARD OF ADJUSTMENT CASE COMPARISONS

CITY/TOWN	# OF CASES	VARIANCES	CASE TYPE				% APPROVED
			SPECIAL EXCEPTION	ADMINISTRATIVE APPEAL	WITHDRAWN	REHEARINGS	
Concord	79						unavailable
Nashua	298	218	58	2		20	86
Keene	34						56
Portsmouth	98						80
Goffstown	57						75
Manchester	201	188	7	6	7	2	86